

APPENDIX D:  
DETERMINATION OF  
ELIGIBILITY FORMS

## **Determination of Eligibility Forms**

### **Table of Contents**

N00112	Summerton/J. Cochran Farm
N05131	T.J. Houston Farm
N05153	R.G. Hayes House
N05191	S.H. Rothwell House/Green Forest Farm
N05195	J. Houston Farm
N05221	C. Polk Estate
N05242	Joshua Clayton Farm/Mt. Pleasant Farm
N14318	Forest Cemetery
N14388	Hanson Farm/Shahan Farm/Lanape Acres

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Summerton

other names/site number J. Cochran Farm, N00112

=====

2. Location

=====

street & number 840 Middletown-Warwick Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

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3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this        nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property        meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide        locally. (       See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

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#### 4. National Park Service Certification

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I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
of Action

=====

#### 5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>3</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>3</u> Total



Number of contributing resources previously listed in the National Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====6.  
Function or Use

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Commercial   Sub:   Office  

=====7. Description

Architectural Classification (Enter categories from instructions)

  Greek Revival, Late Federal, Italianate  

Materials (Enter categories from instructions)

foundation   brick  

roof   asphalt  

walls   brick  

other   cornice: wood; porch: wood; chimneys: brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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## 8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1855

Significant Dates ca. 1855

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

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## 10. Geographical Data

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Acreage of Property 5.65

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing

1 18 435722.41E 5634189.70N

2 See continuation sheet.

Zone Easting Northing

4 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

=====

name/title Emma Young, Architectural Historian

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

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## Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name VCII Ventures LLC; c/o Breslin Whitfield LLC

street & number 1501 Linden Street telephone \_\_\_\_\_

town/city Wilmington state DE zip code 19805

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

Summerton, New Castle County, DE

Section 7 Page 1

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**Description**

Summerton, or the J. Cochran Farm, is located at 840 Middletown-Warwick Road, just south of Middletown, Delaware. The main dwelling of Summerton overlooks Route 301 from the east side. Open vistas and cultivated fields surround the property, which exhibits the remains of a carefully landscaped front yard. A paved driveway leads east from the road and passes north of the main dwelling to access the remnants of a farm lane that leads to the deteriorated agricultural outbuildings located east of the main dwelling.

Summerton retains a historic house (ca. 1855), corncrib/granary (ca. 1875), and equipment shed (ca. 1880). In addition, a circa-1950 garage/storage shed is located adjacent to the main dwelling off of the northeast corner. The frame, gable-roof, four-bay barn and implement shed, once located on the northeast side of the property, are no longer extant.

**Main Dwelling**

The main dwelling, oriented on a west-east axis, exemplifies the vernacular Greek Revival architectural style with Late Federal and Italianate accents. The two-and-a-half story, five-bay dwelling sits atop a full brick foundation. An original rear ell addition extends from the northeast corner of the main block. The cross-gabled roof is clad in asphalt shingle and accented by a plain, wooden, boxed cornice with Italianate brackets. All elevations are comprised of brick laid in common bond. Brick interior end chimneys with corbelling sit at on the roof ridge at each end of the main block and each end of the rear ell.

The façade faces west and contains five bays in a regular fenestration pattern. A large single-leaf, wooden paneled door occupies the center bay of the first floor. A one-light transom caps the entry, while a single one-light-over-one-panel sidelight is found on each side. Two nine-over-nine light, double-hung sash windows, trimmed with plain, flat, wooden surrounds and sills flank each side of the entry. A one-story, hipped-roof, vernacular Greek Revival entry porch shelters the three central bays and is supported by four paneled square tapered wood columns that each rest on a concrete base. The second floor contains five evenly-spaced, six-over-six light, double-hung sash wooden windows surrounded by plain, flat, wooden trim and sills. Modern vinyl shutters grip each window on the first and second floors. Three gable-front dormers, typical of the Federal style, protrude from the roof. Each contains one six-over-six light, double-hung sash window capped by a pediment. The dormers are clad in synthetic siding.

The main block of the south elevation contains two bays in the form of two eight-light, fixed-sash wooden windows located in the upper story. A one-story, one-bay brick addition is attached to the southeast corner of the intersection of the rear ell and main block. This conceals any original openings in the easternmost bay of the south elevation of the rear ell. In addition, the brick construction has been re-worked on the south elevation of the rear ell. Three original openings remain on the first floor of the rear ell. One nine-over-nine light, double-hung sash, wooden window surrounded by plain, flat, wooden trim sits to the west of the six-paneled, single-leaf, wooden door that occupies the center bay. A wooden panel conceals the transom above the door. A modern tripartite window consisting of one six-over-six, double-hung sash window on each side of a twenty-light, fixed-sash window, is located to the east of the door. The second floor consists of five evenly-spaced, six-over-six, double-hung sash wooden windows complete with plain, flat, wooden surrounds and sills. The one-story brick addition contains one six-by-six light, vertical sliding window on the south elevation. None of the windows contain shutters although the shutter dogs are still present.

**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

Summerton, New Castle County, DE

Section 7 Page 2

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The east (rear) elevation of the main block contains three bays in an irregular fenestration pattern. The first floor contains two six-over-six light, double-hung sash windows, each trimmed by a plain, flat, wooden surround and sill. Directly above these openings, on the second floor, sit two windows of the same detail. A single six-over-six light, double-hung sash window occupies the northernmost bay on the main block and is situated between the first and second floor. The one-story brick addition contains one six-by-six light, vertical sliding window, which sits to the south of a nine-light over two-panel, single-leaf, wooden door. The east elevation of the rear ell contains two bays. The first floor contains a one-light over cross paneling, single-leaf, modern wooden door. Two evenly-spaced, eight-light, fixed-sash windows occupy the top upper story. A modern one-story, two-bay porch is attached directly to the east elevation of the rear ell. The shed roof, clad with asphalt shingles, slopes downward from west to east. Vertical siding with plain, wooden, squared posts completes the modern entry porch, which sits atop a poured concrete foundation.

The north elevation of the main block contains two bays. The first floor contains one nine-over-nine light, double-hung sash wooden window in the easternmost bay. On the second floor directly above this opening sits one six-over-six, double-hung sash wooden window. Each window is surrounded by plain, flat, wooden trim and sits atop a plain wooden sill. The upper story contains two evenly-spaced, eight-light, fixed-sash wooden windows. The rear ell contains five bays in an irregular fenestration pattern. The easternmost contains one modern, vertical tripartite single light window. A four-light arch over six-panel wooden door occupies the center bay. A wooden transom stretches over the one-light over one-panel sidelights. Two six-over-six light, double-hung sash wooden windows complete the first floor of the north elevation. A one-story, one-bay, vernacular Greek Revival entry porch shelters the door. Four squared Doric posts support the flat roof that caps the porch. The second floor of the rear ell contains five six-over-six light, double-hung sash windows, each completed with a plain, flat, wooden surround and sill. One-over-one panel, vinyl shutters flank each side of each window located on the first and second floors of both the main block and the rear ell. Three gable-front dormers protrude from the roof of the rear ell. Each contains one six-over-six light, double-hung sash window capped by a pediment. The dormers are clad in synthetic siding.

**Outbuildings**

A one-story, one-bay, circa-1950 brick garage/storage shed sits just to the east of the main dwelling. Farther east of the main dwelling to the south of the farm lane remnant is a two-story, three-bay, circa-1875, frame corncrib/granary in disrepair. A two-bay, one-story, circa-1880 equipment shed, complete with a one-story shed roof addition off of the south elevation, stands to the east of the corncrib/granary in poor condition. Across the farm lane to the north of the extant outbuildings once stood a large, four-bay, frame barn and implement shed. These buildings have since been removed and no evidence remains of their once prominent existence.

**Landscape Features**

Large mature pine and maple trees as well as small shrubs and brush surround the outbuildings. Mature maple trees shade the main dwelling. Cultivated fields, slated for development, surround the property on the north, east, and south sides.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

Summerton is recommended eligible for listing in the National Register of Historic Places under Criteria A and C as a locally significant example of a historic residential resource. The main dwelling located on the estate exemplifies architectural trends characteristic of the *Rebuilding of St. Georges Hundred (1850-1880+/-)* multiple properties nomination.<sup>1</sup> The estate was one of four farms commissioned as part of the Cochran Family farm complex along the Middletown-Warwick Road. The size, brick construction, Italianate (brackets), Late Federal (dormers) and Greek Revival (porches) accentuation, and overall massing of Summerton represents the emerging rural elite's agrarian sensibilities regarding class, economics, social relationships, and domestic roles attributed to the elite farmers of St. Georges Hundred throughout the mid-nineteenth century. Additionally, Summerton's association with the locally prominent Cochran Family further supports its eligibility under Criterion B.

Over forty years of "repairs and renewals" occurred on nearly every large farm concurrent with agricultural, economic, transportation and social developments, in St. Georges Hundred from 1850 to circa 1880 (Herman et al. 1985; Siders et al. 1993: 32). Buildings reflective of this trend included the alteration of old houses; the redevelopment of established sites; the development of new sites; and the reworking of new buildings (Ibid). Additionally, new and rebuilt houses of this period redefined the social and domestic relationships through the organization of household space. The architectural significance of these properties "rests firmly in a notion of what constitutes an appropriate form of building...As different in matters of form, materials, or style as the...houses were, they were nonetheless unified through the simple fact that they were all new and all of the best quality. The appropriate nature of architecture assigned to the rebuilding period then, is born of its expression of certain sets of social and domestic relationships."<sup>2</sup> One notable influence of this new social order on the dwelling and its associated structures was the loss of separate structures with specific functions and the introduction rear service ells and multi-functional domestic outbuildings.<sup>3</sup>

Summerton was one of four farm complexes commissioned from 1836 to 1854 for Charles Cochran and his sons. Prior to the Cochran ownership, the property belonged to a "T.S. Naudain," as shown in the 1849 atlas compiled by Rea and Price. According to the draft of *The Levels Historic District National Register Nomination*, of which Summerton was a part, the dwelling was erected for Charles Cochran's son, John.<sup>4</sup> These properties included the commission of all new dwellings with attendant domestic and agricultural groupings.

In March of 1856, Dr. Thomas Naudain and his wife, Lydia, sold 194 acres of their original 220 acres to John Cochran for \$12,610.<sup>5</sup> This very high selling price suggests that the brick dwelling was either completed or very near completion at the time of the sale. However, tax records for Thomas Naudain prior to this sale do not list a brick dwelling, though a log dwelling is listed for Naudain for 1837 and a frame dwelling for 1849 and 1852-53.<sup>6</sup> It is possible that the extant brick dwelling replaced an earlier log/frame

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1 Herman, Bernard L. et al. 1985

2 Ibid.: 8-3-8-4

3 Ibid.: 8-4

4 Brooks, Brad et al. 1985

5 New Castle County Deed Book V6: 253

6 New Castle County Tax Assessment Records: 1837, 1849, 1852-53. Delaware Public Archives

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 8 Page 2

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structure in the mid 1850s. The high price could also reflect the inflationary trend in land prices during 1856. Land prices in Saint George's Hundred rose markedly during that year as a result of the extension of the Delaware Railroad in the area and the ensuing peach boom.<sup>7</sup> According to Scharf, John Cochran eagerly participated in the peach boom by planting 10,000 peach trees on his estate one mile west of Middletown in 1856 alone.<sup>8</sup> Unfortunately, Cochran was not listed in the 1860 agricultural census schedules for Saint George's Hundred, suggesting that he leased his farm to a tenant. Tax records from 1861 indicate that John P. Cochran owned numerous farms, including a 197-acre parcel that contained a brick dwelling and frame outbuildings.<sup>9</sup> At that time, this parcel was valued at \$10,835, close to the price that Cochran paid for the farm in 1856. Cochran appears as the owner in the 1868 Beers atlas, the 1881 Hopkins atlas, and the 1893 Baist map.

John Cochran, who served as Delaware's governor from 1875 to 1879, ran a successful farm. The 1870 agricultural census John Cochran indicates that he worked 200 acres of improved land.<sup>10</sup> His farm was geared towards mixed farming, though his main farm income was from orchard production. Cochran's orchard production was four times higher than the average for Saint Georges Hundred. He also had a greater number of horses and pigs than the hundred's average. Cochran also cultivated wheat, Indian corn, Irish potatoes, and he also produced butter and meat. These were all common farm products for the time. , Cochran earned over 80 percent more for his slaughtered animals than did the average farmer in the hundred. Overall, the total value of Cochran's farm production was over 50 percent higher than the hundred's average, clearly illustrating a prosperous farm operation.

John Cochran died in 1894, leaving the farm to his daughter, Eliza Green.<sup>11</sup> Eliza Green died in 1924, leaving the farm in the trust of her son, William Green (New Castle County Will Book P5:172). Upon William Green's passing, his wife, Ruth I. Green, William's trustee, sold two parcels of land (154 and 44.5 acres respectively) to John H. and Rose Elizabeth Filasky of Long Island, New York, for \$45,000 in 1953.<sup>12</sup> In 1960, John and Rose Elizabeth Filasky, still then residing in Long Island, New York, sold to Raymond and Elizabeth Ann Filasky the same two tracts, measuring 154 and 44.5 acres respectively for \$44,000.<sup>13</sup> Raymond Filasky and Elizabeth Ann, his wife, sold the two tracts to Northtowne, Inc for \$260,000 in 1971.<sup>14</sup>

In 1973, Northtowne, Incorporated, sold the two parcels to Middletown Properties, LLP: one measuring 149.5 acres (Parcel No. 1) and a second measuring 42.67 acres (Parcel No. 2) for \$10.00.<sup>15</sup> Middletown Properties, LLP, sold to Prinz Von Croy three separate parcels of land in 1977 for \$451,670.00, who, nine years later, sold

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RG2535.000 Microfilm Rolls 016 and 019, and Tax Assessment Microfiche Collection (New Castle County, St. Georges Hundred, 1852-53)

7 Scharf 1888:433-444

8 Ibid.

9 New Castle County Tax Assessments, 1861. Delaware Public Archives RG2535.000 Microfilm Roll 006

10 United States Census Bureau, Agricultural Schedules, Saint Georges Hundred, New Castle County, Delaware, 1870. This is the only year the John Cochran appears in the U.S. agricultural census. As Cochran owned numerous farms, it is not clear that this data refers specifically to the Summerton estate (N00112).

11 New Castle County Will Book V2: 235

12 New Castle County Deed Book I52: 69

13 New Castle County Deed Book U66: 332

14 New Castle County Deed Book L85: 312

15 New Castle County Deed Book N87: 911



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 8 Page 3

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two of the parcels to Stephan Prinz Von Croy for \$444,000.00.<sup>16</sup> In 2003, Stephan Von Croy sold 5.47 acres of his property to the present owners, VCII VENTURES, LLC, a land developing company, for \$10.00.<sup>17</sup>

Based on the *U.S. 301 Historic Context and Reconnaissance Survey Report*, in order to be eligible under the Rebuilding of St. Georges Hundred context, the farm complex must be newly constructed or redeveloped (through the alteration of old houses or the redevelopment of established sites) between 1850 and 1890.<sup>18</sup> Documentary recordation reflecting the acquisition of large tracts of land into consolidated holdings must exist. The rear service ell of main dwelling must be incorporated into main dwelling rather than exist as a separate building. The main dwelling must exhibit a mix of Italianate, Second Empire, Greek Revival, Gothic, and/or Late Federal architectural details. Multi-functional outbuildings, such as a corncrib/granary, bank barn, cart shed, must exist on the property and be arranged in a courtyard or range farm plan. The property must retain its agricultural setting and finally, the use of tree-lines must be present that demarcate the area between the dwelling and/or farm complex and surrounding agricultural lands.<sup>19</sup>

Summerton, constructed circa 1855, falls within the time period for the *Rebuilding of St. Georges Hundred* (1850-1880+/-). Although the area appears to already be in cultivation at the time of construction (Rea and Price, 1849), there does not appear to be any buildings located on the property. Therefore, the Summerton Farm Complex was newly constructed as part of the Cochran Family farm complex located adjacent to the Middletown-Warwick Road, which provides evidence that the large land tract was acquired into consolidated holdings. The property is eligible under Criterion A for association with the Cochran Family and as an example of the Rebuilding campaign. The rear service ell of the main dwelling originally was, and remains, incorporated into the main dwelling and does not stand as a separate service building. Summerton contains a mix of Late Federal (dormers), Italianate (brackets), and Greek Revival (porches and pediments) architectural styles and is recommended eligible under Criterion C. The arrangement of the corncrib/granary, equipment shed, and former barn was a courtyard farm plan. This farm plan defined an arrangement in which the house typically faced the road at one end of the property, and the barn, located behind the house, sat on the other side of a farmyard.<sup>20</sup> Summerton also retains its agricultural setting as cultivated fields still surround the property. A few large maple and pine trees dot the landscape around the main dwelling.

Summerton retains its original massing, fenestration, and ornamentation, including front and side porches, therefore supporting integrity of design. The modern, one-story brick addition and modern porch on the east elevation of the rear ell do not compromise integrity of design. Summerton also possesses integrity of materials for it retains its original masonry construction, windows, and overall fenestration pattern. Integrity of workmanship is evident through the common bond brickwork located on each elevation of the main dwelling. Summerton contains integrity of location for all of the buildings are original to the site and the setting largely remains rural, which supports integrity of setting. The social and economic status of the Cochran Family is clearly reflected in the size, construction, and original acreage of Summerton—all of which support integrity of association. Finally, the cumulative effect of integrity of design, materials, workmanship, location, setting, and association creates a feeling of the mid-nineteenth century, thus, Summerton retains integrity of feeling. The addition of the mid-twentieth century garage and the appearance of the modern additions on the main dwelling

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16 New Castle County Deed Book K98: 52

17 New Castle County Instrument 200303260037620

18 A.D. Marble & Company 2005

19 Herman et al. 1985; Siders et al. 1993: 32

20 Lanier and Herman 1997: 224

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 8 Page 4

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no not infringe upon the overall feel of Summerton as a mid-nineteenth century reflection of the rebuilding of St. Georges Hundred as they are small in size and scale and are clearly differentiated from the main dwelling.

The main dwelling is the only resource that contributes to the eligibility of the property. The corncrib/granary, equipment shed, and circa-1950 garage are non-contributing resources.

State Historic Context Framework:

Time Period: 1830-1880, Industrialization and Early Urbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 9 Page 1

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 9 Page 2

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1849 *Map of New Castle County, Delaware*. Philadelphia, Pennsylvania.

Scharf, J.T.

1888 *History of Delaware, 1609-1888*. J. L. Richards and Company, Philadelphia, Pennsylvania.

Siders, Rebecca et al.

1993 *A Cultural Resource Survey of the Proposed U.S. 301 Corridor, New Castle County, Delaware*. Center for Historic Architecture and Engineering, University of Delaware, Newark, Delaware.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Summerton, New Castle County, DE  
Section 10 Page 1

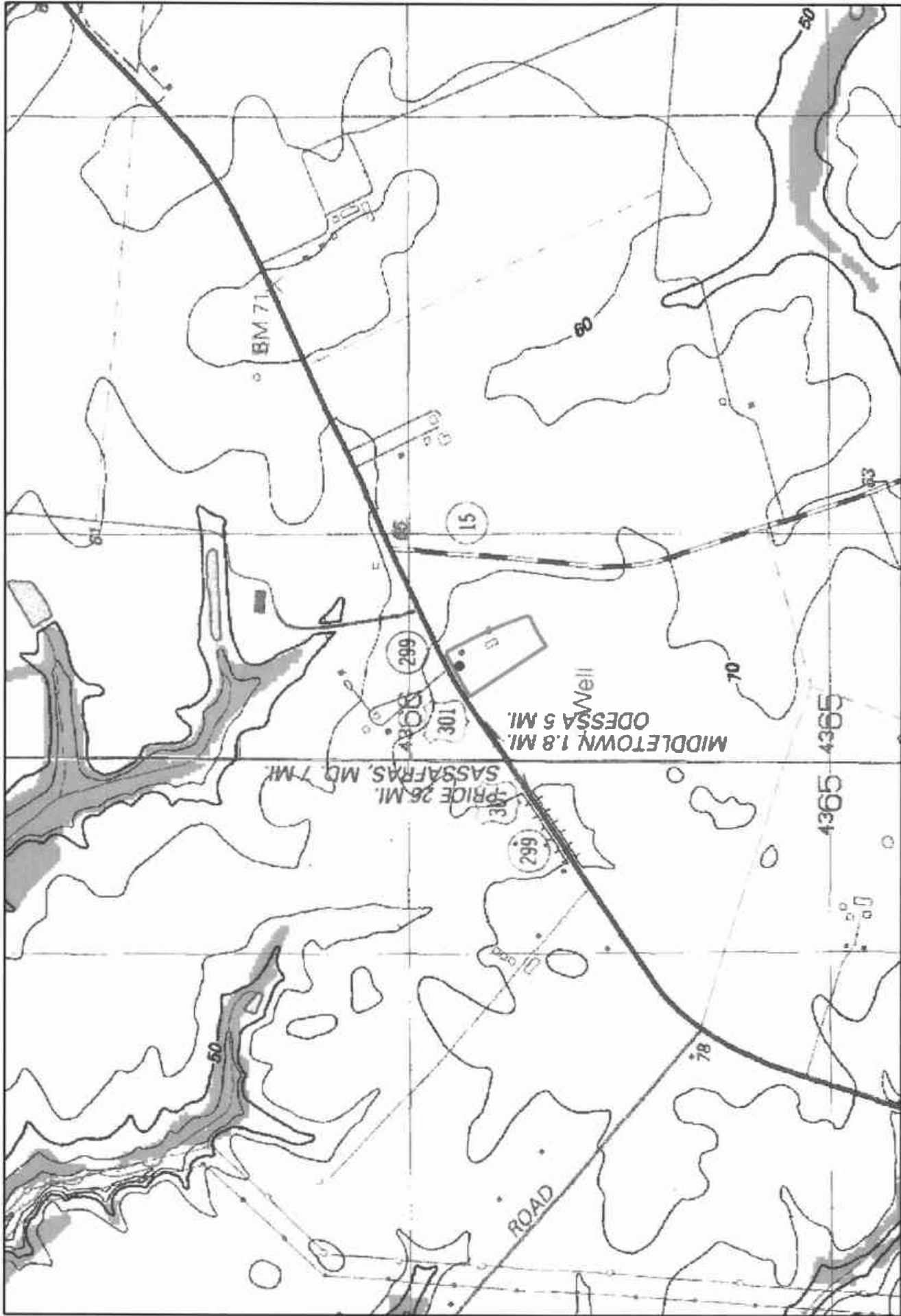
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**Verbal Boundary Description**

The existing tax parcel, New Castle County Number 2306500002, will serve as the National Register boundary for Summerton.

**Boundary Justification**

This parcel includes the dwelling, associated outbuildings and sufficient yard space to provide a setting. This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties* (National Park Service 1997).



1,000

Feet



Proposed National  
Register Boundary

N00112

John Cochran House/Summerton  
Middletown Vicinity, New Castle County, Delaware

July, 2006

Source: USGS 7.5' DRG: Cecilton, MD; Middletown, DE

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name T.J. Houston Farm

other names/site number N05131

=====

2. Location

=====

street & number 1309 Cedar Lane not for publication         
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this        nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property        meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide        locally. (       See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ determined eligible for the \_\_\_\_\_

See continuation sheet.

National Register

removed from the National Register

other (explain): \_\_\_\_\_

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

X private

public-local

public-State

public-Federal

  X   building(s)  
     district  
     site  
     structure  
     object

  X   building(s)

           district

site

## structure

object

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>1</u>	objects
<u>1</u>	<u>3</u>	Total

## Contributing

### Noncontributing

1

1 buildings

0

0 sites

---

0

---

# 1 structures

0

1 objects

1

3 Total



Number of contributing resources previously listed in the National  
Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

  Federal; Greek Revival  

Materials (Enter categories from instructions)

foundation   stone  

roof   asphalt  

walls   brick  

other   cornice: aluminum; porch: wood; chimneys: parged brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1840; ca. 1860

Significant Dates ca. 1840; ca. 1860

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

## 9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested.

\_\_\_ previously listed in the National Register

\_\_\_ previously determined eligible by the National Register

\_\_\_ designated a National Historic Landmark

\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

X State Historic Preservation Office

\_\_\_ Other State agency

\_\_\_ Federal agency

\_\_\_ Local government

\_\_\_ University

\_\_\_ Other

Name of repository: Delaware State Historic Preservation Office

=====

## 10. Geographical Data

=====

Acreage of Property 2.76

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing  
1 18 440597E 4372309N

2 \_\_\_\_\_  
\_\_\_ See continuation sheet.

Zone Easting Northing  
3 \_\_\_\_\_  
4 \_\_\_\_\_

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title: Elizabeth Amisson and Barbara Frederick, Architectural Historians  
and Dan Bailey and Paul Schopp, Historians

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

## Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Churchtown, LLC

street & number 5177 W Woodmill Dr., Suite 6 telephone not available

town/city Wilmington state DE zip code 19808

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 7 Page 1

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**Description**

The T.J. Houston House is located on the west side of Cedar Lane Road, south of Boyds Corner Road. The 199.84-acre property consists of a ca. 1840, two-and-one-half-story brick dwelling, a ca. 1940 to 1960 milkhouse with an attached silo, a ca. 1940 to 1960 shed, and a well cap. The dwelling and shed are in good condition, and the milkhouse/silo is in fair condition. The milkhouse/silo is no longer in use. A double dairy barn, a corncrib/granary, and several additional outbuildings, formerly located to the rear of the dwelling, were removed between March 2003 and May 2005. The property is planted with mature trees and includes cultivated fields.

*Dwelling*

The L-shaped dwelling features a two-and-one-half-story, five-bay-wide, symmetrical, side-gable main block with a two-story rear ell, likely of frame construction. The five-bay front brick block features a paneled central entrance door with transom and sidelights at the first story. The door is flanked by pairs of evenly spaced six-over-six, double-hung vinyl windows. The windows feature stone sills and lintels. The first story openings are sheltered by a full-width, five-bay twentieth-century replacement porch, which rests on wooden posts supported by a concrete foundation clad in brick veneer. Five six-over-six double-hung wood windows are located in the second story, aligned above the five openings of the first story. Six-over-six, double-hung wood sashes are also located in the two gable front dormers, which are located between the first and second and the fourth and fifth bays of the dwelling. The trim and side walls of the dormers are clad in aluminum siding.

The south gable end of the main block features a pair of two-over-two, double-hung wood windows at the attic level and no additional fenestration. At the north gable end there are two six-over-six, double-hung sash windows at the western end. The first story window is a vinyl replacement, while the second story is a wood original. Both feature stone sills and lintels. Two, two-over-two windows provide light into the northern end of the attic. At the west elevation, the portion of the main block located south of the rear ell features one six-over-six double-hung wood sash at the first story and two similar windows at the second story, all of which have stone sills and lintels. A cellar entrance, sheltered by bulk head doors, is located at the southern end of the west elevation. Based on the changes in brick work around the poured concrete opening, this appears to be a post-1960 alteration.

The rear ell is clad in aluminum siding, rests on a parged foundation, and has irregular fenestration and a parged interior gable end chimney. Although there is no documentary evidence, it is possible, based on regional trends in construction during the mid-nineteenth century, that this rear block may be an earlier log or timber frame dwelling that was incorporated when the main block was constructed. A twentieth-century, one-story, shed roof addition is attached to the south elevation of the ell. A later one-story, hipped roof, open, frame porch is attached to the west elevation of the ell and the shed roof addition. The simple square posts supporting the porch rest on a concrete pad. The main entrance into the rear ell is in the west elevation through a modern nine-light-over-panel aluminum door with aluminum storm door and trim. There are no additional openings in the rear elevation of the ell. Fenestration at the north elevation of the ell includes a modern tripartite bay window at the east end of the first story and one-over-one and six-over-six double replacement sashes at the first and second stories. The south elevation of the ell is lit by one-over-one windows, featuring two windows at the second story of the ell and three windows at the first story of the shed roof addition.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 7 Page 2

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**Outbuildings**

*Shed*

A one-story gable front frame shed (ca. 1940), clad in corrugated metal sheet and vertical wood board, is located immediately west of the dwelling. The shed features flush, paired doors at the north elevation and is painted red in color. The shed continues to be used for storage purposes.

*Milkhouse/Silo*

A one-story concrete block milkhouse (ca. 1940) with attached concrete stave silo, painted white in color, is located northwest of the dwelling and shed. The attached structures are no longer in use and are in poor condition.

*Removed Outbuildings*

The property was documented in 1979, although the survey form was largely incomplete and did not include photographs. In 1992, HABS-level recordation of the property was prepared by the Center for Historic Architecture and Engineering as part of the Threatened Resources Survey. The documentation recorded the presence of a corncrib/granary and a double dairy barn. A comparison of aerials from 1932, 1962, and 2002 reveals that since 2002, the corncrib/granary, most of the dairy complex (except for the milkhouse/silo), and additional outbuildings have been removed from the property.

**Landscape Features and Setting**

A portion of the historic farm lane network (connecting the property to Cedar Lane Road) is intact. A row of young trees follows along the north side of the driveway. Trees do not appear along the driveway in the 1962 or 1932 aerials. Plans are currently underway for the residential development of the agricultural lands.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The T.J. Houston House (ca. 1840 rear ell with ca. 1860 brick front block) is recommended eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of nineteenth-century high style residential architecture in St. Georges Hundred.<sup>1</sup> The brick construction and architectural elaboration of the dwelling are indicative of the local version of high style architecture. Common to dwellings of the area, the T.J. Houston House presents a mix of styles in its architectural detailing, exhibiting gable front dormers typically associated with the Federal style and a transom and surround at the entrance door more common to the Greek Revival style. Other unique architectural features include a paneled central entrance door, original six-over-six double-hung windows with stone lintels and sills, and parged interior end chimneys. With the exception of the replacement of a few windows in the original block, the replacement of the front porch, and alterations to the rear ell, there have been relatively few changes since the nineteenth century.

The 1849 Rea and Price map of New Castle County shows the name "Houston" in the approximate location of the farmstead on Cedar Lane Road. The 1868 Beers and Pomeroy atlas assigns the same property to T.J. Houston, as does the 1881 Hopkins map, which also attaches the designator of "150 a." to the appellation. The Houston family in New Castle County, Delaware, dates to at least the eighteenth century, as evidenced by that surname listed in the will index for the county.

In the 1850 enumeration, two Thomas Houstons are listed, with both born in Delaware. These two men are possibly father and son, as one was born around 1787 and the other around 1814.<sup>2</sup> The Thomas born in 1814 likely had a son named Franklin and another son named Thomas J. Houston before leaving Delaware. Franklin remained in the Midwest all of his adult life, but Thomas J. Houston resided in St. Georges Hundred, New Castle County, at the time that he drafted his will in August 1883.<sup>3</sup> Franklin Houston died intestate during August 1886 and his son, Aldridge W. Houston, served as administrator of his father's estate. In September 1886, Aldridge filed paperwork with the New Castle County Register of Wills certifying his appointment as estate administrator and stating that the value of the decedent's real and personal property as "about \$2,000.00."<sup>4</sup>

Tax assessment data regarding this property is ambiguous; no mention of a brick house owned by Thomas Houston could be found in the New Castle County tax assessment records. Thomas Houston was listed in the St. Georges Hundred 1851 and 1857 tax assessments as having no property and was assessed that year solely for the poll tax.<sup>5</sup> Other members of the Houston family were listed in the tax rolls for these years, but

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1 Herman, Bernard L. et al. 1985.

2 United States Census Bureau, 1850 decennial census, microfilm roll M432\_189:540.

3 New Castle County Will Record Book L2:114.

4 New Castle County Will Record Book K3:236.

5 New Castle County Tax Assessment Records, 1851 and 1857, Delaware Public Archives RG2535.000, Microfilm Rolls # 019 and 005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 8 Page 2

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none owned a brick dwelling. In the 1861 and 1868 tax assessments, Thomas J. Houston was assessed for a 126- to 128-acre farm, respectively, with a frame house and outbuildings.<sup>6</sup> Based on the form and materials of the front block and a comparison to contemporary examples, it appears that the brick portion of the dwelling was added ca. 1860.

The 1860 United States Census agricultural schedules indicate that Thomas J. Houston ran a mixed farm operation that yielded the common products of the time: wheat, corn, Irish potatoes, meat, and butter. However, Houston's farm ranked just below the average for St. Georges Hundred in terms of size and production.<sup>7</sup> By 1870, Houston's farm still ranked below average in terms of its size and value of products. However, Houston began to grow orchards and market garden produce. For Houston, both of these categories yielded him above average income as compared to the average for St. Georges Hundred farms.<sup>8</sup> By 1880, Houston remained below the county average in terms of production, although the improved acreage of his farm size increased by 50 acres. By this time, Houston abandoned his orchards, perhaps due to the peach blight. Houston's livestock holdings remained basically unchanged from 1870.<sup>9</sup> By 1880, Houston's butter production was half that in 1870. Also, Houston's farm did not produce milk, indicating that his farm had not yet transitioned into a dairy operation. By that time (1880) several farms in St. Georges Hundred had become large-scale dairy operations.<sup>10</sup> Although census data to confirm the theory was not available, based on an examination of previous documentation, it seems that the dairy complex on the Houston farm was not erected until the early twentieth century.

It appears that Thomas J. Houston did not die until late 1907 or early 1908. In his will, he appointed his sister, Harriet A. Houston, to be the executrix of his estate. However, by the time of his death, his sister had predeceased him, so the Register of Wills granted Ida V. Holton letters of administration *de bonis non cum testamento annexo* (d.b.n.c.t.a.) in February 1908.<sup>11</sup> In his will, Thomas J. Houston devised all of his various farmlands, including the "Home Farm" (including the T.J. Houston House) to his sister Harriet as a life estate with the legacy then passing in common to his two brothers, Bayard of Missouri and Franklin of Iowa, and their respective families, upon the death of Harriet.<sup>12</sup> With Harriet already deceased and Bayard likewise, the lands, including the Home Farm, passed to the remaining heirs of Thomas's estate. In July 1908, Susan and the other heirs and devisees of Thomas J. Houston, including Bayard's widow, sold the Home Farm in St. Georges Hundred, New Castle County, Delaware. The deed of sale conveyed the St. Georges Hundred farmstead to Ida V. Holton, wife of William M. Holton, for \$7,500. The farm, "...with the buildings thereon erected known as the 'Home Farm,'" consisted of two parcels: the first parcel comprised the main farm and contained 150 acres; the second eight-acre parcel served the farm as a woodlot.<sup>13</sup> The Holtons retained ownership of the former Houston farm until June 1930, when they sold the property to Fred S. Robinson for \$10,500.<sup>14</sup> When surveyors platted the property in preparation for the sale to Robinson, they found the farm contained 170.975 acres, making an overplus of almost 21 acres. The Holtons did not convey the woodlot to Robinson when they sold

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6 New Castle County Tax Assessment Records, 1861 and 1868, Delaware Public Archives RG2535.000, Microfilm Rolls # 006 and 008.

7 United States Census Bureau, Agricultural Schedules, New Castle County, St. Georges Hundred, Delaware, 1860.

8 United States Census Bureau, Agricultural schedules, New Castle County, St. Georges Hundred, Delaware, 1870.

9 United States Census Bureau, Agricultural schedules, New Castle County, St. Georges Hundred, Delaware, 1880; University of Virginia Geospatial and Statistical Data Center.

10 United States Census Bureau, Agricultural schedules, New Castle County, St. Georges Hundred, Delaware, 1880.

11 New Castle County Will Record Book L3:80.

12 New Castle County Will Record Book L2:114.

13 New Castle County Deed Book A22:48.

14 New Castle County Deed Book D37:97.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 8 Page 3

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him the former Houston farm.

Fred S. Robinson died in April 1936 while still seized of the farm. Between purchasing the former Houston farm and the date of his death, he married Sadie Culp, who came to the marriage with three children, Julian, James, and Nora, whom Fred adopted. At Sadie's death, Fred's will directed that the farm be divided between her three children. Sadie died intestate in April 1948.<sup>15</sup> Less than two months after Sadie's death, in May 1948, Julian and Nora sold the 170.975-acre farm to their sibling, James F. Robinson and his wife, Katharine, for \$10.00.<sup>16</sup> During July 1948, James and his wife conducted a strawman transaction to reaffirm their title to the former Houston farm.<sup>17</sup> The Robinsons retained ownership until July 1954, when they sold the 170.975-acre property along with a parcel containing 80 acres to Bronislaw Koper and his wife, Jennie, for the nominal fee of \$5.00.<sup>18</sup> Jennie Koper died in October 1973 and Bronislaw died in May 1981.<sup>19</sup> The Koper heirs and devisees remained tenured in the former Houston farm until May 2004, when they sold the property for \$3,282,822.90 to Churchtown, LLC, a limited liability corporation formed in the State of Delaware only six days before the company acquired the land from the Kopers.<sup>20</sup> Churchtown, LLC, still retains title to the former Houston farm today in 2005. According to documentation on file with New Castle County planning staff, the double-dairy barn and corncrib/granary were removed from the property between March 2003 and the reconnaissance survey conducted for the U.S. 301 project in May 2005.

The T.J. Houston Farm was previously documented on a CRS form in 1979. The dairy barn and corncrib/granary underwent HABS documentation in 1992. Additionally, the dwelling is recognized as historically significant by the New Castle County Planning Commission.<sup>21</sup>

The T.J. Houston House is being evaluated as a residential resource as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report*.<sup>22</sup> In order to be seen as a significant example of residential architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction. Buildings must possess strong integrity of design and materials. The T.J. Houston House embodies a combination of the Federal and Greek Revival architectural styles and retains integrity from its initial period of construction (ca. 1840) and ca. 1860 addition and is therefore recommended eligible under National Register Criterion C.

The Federal architectural style was popular in the first half of the nineteenth century and replaced its successor, the Georgian style, which was short-lived in Delaware. In order to be seen as a significant example of the Federal style, a resource must possess key characteristics of the style as well as integrity from the period of significance. The T.J. Houston House retains some features common to the Federal style: symmetrical fenestration, central entryway, pedimented dormers, and double-hung sash windows with thinner mullions than the Georgian style. Typical of other Federal-style dwellings, the Houston House is a rectangular form with rear additions. The Houston House displays a transom and sidelights as well as prominent lintels and sills, features common to the subsequent Greek Revival style. It was not unusual for local higher-style dwellings of this period

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15 New Castle County Will Book A6:304; Intestate Will Record Book P7:382; New Castle County Deed Book H48:156.

16 New Castle County Deed Book H48:156.

17 New Castle County Deed Book D48:551, 561.

18 New Castle County Deed Book H55:168.

19 New Castle County Register of Wills file no. 63576, 77749.

20 New Castle County Deed Instrument 200406030060512; Delaware Department of State corporate filings.

21 Interview with Christine Quinn, New Castle County Planning, November 4, 2005.

22 A.D. Marble & Company, 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 8 Page 4

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to contain architectural details of more than one style, and the T.J. Houston House is reflective of this trend.

According to the *U.S. 301 Historic Context and Reconnaissance Survey Report*,<sup>23</sup> residential architecture resources must retain four of the seven aspects of integrity to be considered eligible; the T.J. Houston farm retains the majority of the aspects of integrity, enabling it to convey its architectural significance. Integrity of design is most critical when evaluating individual resources as representative examples of a type under Criterion C. Integrity of building design would be compromised through incompatible additions as well as the loss of the major architectural elements (massing, rooflines, windows, doors, chimneys, and porches). The reconstruction of the front porch and small-scale additions to the rear ell have somewhat compromised the integrity of design of the dwelling. Still, the dwelling retains its original fenestration pattern, massing, chimneys, dormers, and roofline.

The T.J. Houston House retains most of those physical elements of construction including brick walls, parged brick chimneys, most original windows with stone sills and lintels, paneled entrance door, and a stone foundation. The material integrity of the dwelling has been somewhat compromised by the cladding of the roof in asphalt shingles, the encasement of the walls of the rear ell and dormers in aluminum siding, and the replacement of some doors and windows. Integrity of workmanship is physical evidence of functional and/or decorative craftsmanship during a given period in history. The integrity of workmanship is evident in the brickwork and tooled stone lintels and sills. Based on an examination of historic aerials and mapping, the dwelling appears to retain integrity of location, as it is located at the end of a farm lane. The integrity of setting has been somewhat compromised by the loss of the relationship between this and the buildings that once comprised the farm complex, although it still retains a setting among active agricultural lands at the end of a gravel lane. The association of the former dwelling with a farmstead complex has been lost by the removal of the agrarian structures; however, the dwelling continues to serve a residential use. The retention of integrity of materials, workmanship, design, and location result in the retention of integrity of feeling. Thus, the T.J. Houston House retains sufficient integrity to be considered eligible for listing in the National Register in the area of architecture.

While nineteenth-century agricultural census data reveals that the T.J. Houston Farm had average to below-average rates of production in comparison to other farms in the county, the size of the former dairy barns that were erected on the property in the early twentieth century seem to indicate that it was a successful dairy farm operation. The T.J. Houston Farm complex was evaluated as an Agricultural Resource as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report* under National Register Criteria A and C and was found to be not eligible due to loss of integrity.<sup>24</sup> In order to be seen as a significant example of a farm complex, a resource must possess features that date to and retain integrity from the period of significance. The setting of the land must reflect agricultural use or at a minimum a buffer between the farm and surrounding land use. Although some small scale features, such as fencing associated with former pasture areas have been removed to enable cultivation of large tracts of land, the T.J. Houston Farm retains an agricultural setting amidst cultivated field and yard space with some mature trees. Based on an examination of historic mapping, it appears that the extant buildings retain integrity of location. Additionally, buildings and structures that convey the historic operations of the farm must remain. While the Houston Farm retains the historic farmhouse, the absence of a historic barn and other outbuildings that convey the types of farming that were conducted on the

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23 A.D. Marble & Company, 2005.

24 A.D. Marble & Company, 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 8 Page 5

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property detracts from the overall integrity of historic association with agriculture as well as the feeling of a farm complex. While the T.J. Houston farm retains a shed and milkhouse/silo, alone these extant outbuildings cannot convey the types of agricultural that once occurred here. Additionally, the removal of the farm's barns and outbuildings has resulted in a loss of integrity of design of the former range farm plan. Therefore, due to a lack of integrity the T. J. Houston Farm is recommended not eligible in the area of agriculture.

The T.J. Houston Farm is recommended not eligible under Criterion B. due to lack of association with a significant individual. Based on an examination of primary and secondary sources, it does not appear that any of the historic owners of this property carried out activities that were demonstrably important to the local area.

The T.J. Houston Farm is recommended not eligible under Criterion D (potential to yield information). Eligibility of above-ground resources under Criterion D is rare; to be eligible under Criterion D, a building must possess the potential to yield information on practices or methods of construction. The dwelling is built of brick, a somewhat uncommon but not rare construction technique, and does not appear to have the potential to be an important source of information. The two extant twentieth-century outbuildings feature unremarkable construction techniques. As no archaeological testing has been conducted on the T.J. Houston property, the property's archaeological potential cannot be assessed at this time.

State Historic Context Framework:

Time Period: 1830-1880 Industrialization and Early Urbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 9 Page 1

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**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE  
Section 9 Page 2

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

T.J. Houston Farm, New Castle County, DE

Section 10 Page 1

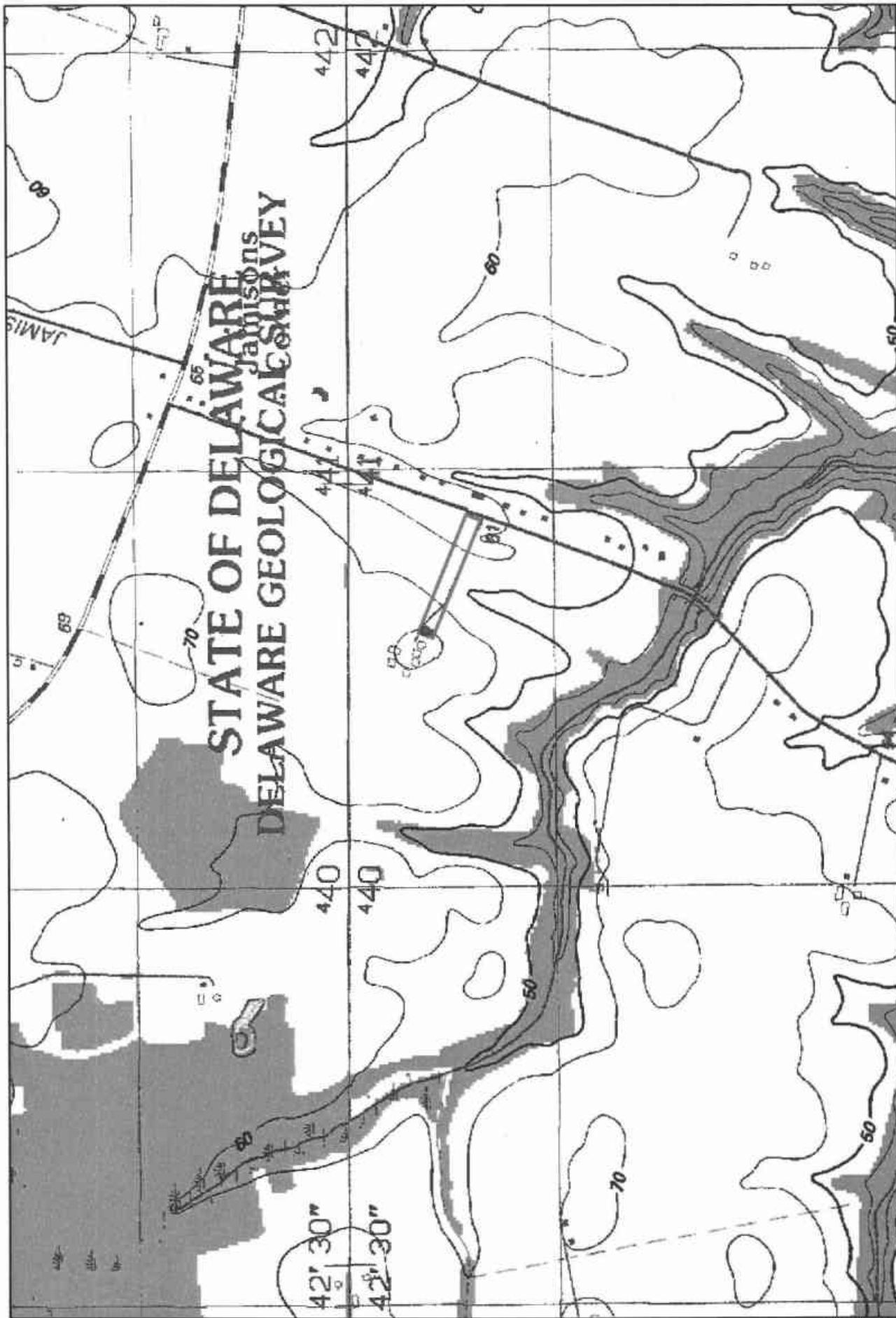
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**Verbal Boundary Description**

A portion of the existing 199-acre New Castle County Tax Parcel 1301300006 will serve as the National Register boundary for the T.J. Houston House. This boundary includes the main dwelling and gravel driveway on a 2.75-acre rectangular parcel. To the east, the boundary follows along the existing tax parcel for a length of approximately 123 feet before extending west along the south side of the driveway approximately 1,000 feet. The boundary then follows along the back side of the dwelling to exclude the shed for approximately 123 feet and continues approximately 1,000 feet along the north side of the tree line along the driveway to the point of beginning.

**Boundary Justification**

The boundary includes the architecturally significant dwelling (ca. 1840) and is drawn to exclude the remainder of the outbuildings and land on the tax parcel since that portion of the 199-acre property is recommended not eligible due to loss of integrity. The boundary provides for access to the eligible dwelling and includes the farm lane. This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties*.<sup>25</sup>



1,000 Feet



Proposed National  
Register Boundary

N05131

T.J. Houston House  
Middletown, New Castle County, Delaware

July, 2006

Source: USGS 7.5' DRG: St. Georges, DE.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name R.G. Hayes House

other names/site number N05153

=====

2. Location

=====

street & number 5187 Summit Bridge Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official Date

\_\_\_\_\_  
State or Federal Agency or Tribal government



In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

=====

#### 4. National Park Service Certification

=====

I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the \_\_\_\_\_

National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the \_\_\_\_\_

National Register

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
of Action

=====

#### 5. Classification

=====

Ownership of Property (Check as many boxes as apply)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

Category of Property (Check only one box)

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

Contributing Noncontributing

  1     3   buildings

  0     0   sites

  0     0   structures

  0     0   objects

  1     3   Total

Number of contributing resources previously listed in the National  
Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

  Other: Log Dwelling  

Materials (Enter categories from instructions)

foundation   stone  

roof   metal  

walls   log  

other   cornice: wood; porch: wood; chimneys: brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☒ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance circa- 1800

Significant Dates circa- 1800

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

## 9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

## 10. Geographical Data

Acreage of Property 0.42

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing

Zone Easting Northing

1 18 438019.17E 5630971.22N

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Emma Young and Barbara Frederick, Architectural Historians  
and Paul Schopp and Dan Bailey, Historians

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

## Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Fred R. Kielkopf

street & number P.O. Box 231

telephone not available

town/city Odessa

state DE

zip code 19730

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 7 Page 1

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**Description**

The R.G. Hayes House is located at 5187 Summit Bridge Road (U.S. 301), north of Middletown, Delaware. The main dwelling is located adjacent to U.S. 301 to the west, and a tree line shields the property from the railroad right-of-way to the east. A semicircular driveway starts north of the main dwelling, extends east, and circles around to the south, accessing the agricultural outbuildings that sit to the north and east of the dwelling. Trees are also located adjacent to the north and south ends of the driveway. The property is flanked by mid-twentieth-century residential development to the north and south, and more recent residential development is located across Summit Bridge Road (U.S. 301) to the west.

The R.G. Hayes property retains a dwelling that was identified as a log house in previous documentation. The log house ( *circa*- 1800) has frame additions ( *circa*- 1860; *circa*- 1900; *circa*- 1950) to the east elevation. Other outbuildings on the property include a cart shed ( *circa*- 1900), storage shed (probably a former smokehouse that has been relocated; *circa*- 1880), and equipment shed ( *circa*- 1900). Ruins, consisting of sawn timbers, corrugated metal roofing, and vertical board siding, provide the only physical evidence of the *circa*- 1880 barn once located northwest of the dwelling. Abandoned automobiles are located amidst the former farm complex. The dwelling continues under residential use, while the former storage shed is used as a poultry house, and the cart shed and equipment shed are used for storage. The dwelling, barn ruins, equipment shed, and cart shed are located on tax parcel 1301700028, while the storage shed is located on tax parcel 1301700027.

**Dwelling**

The main dwelling, oriented on a south-north axis, consists of a one-and-a-half-story, three-bay, side-gable Period I block constructed of log and covered with weatherboard siding. The siding is lapped at all elevations except at the gable of the west end where it is flush. An interior brick chimney protrudes from the roof ridge on the west end of the block. The Period I block sits atop a stone foundation. Standing seam metal covers the high-pitched, side gable roof. A one-and-a-half-story, two-bay, *circa*-1860 frame addition (herein referred to as Period II) and clad in weatherboard is attached to the east elevation of the main dwelling and retains an interior brick chimney on the west elevation. The Period II block sits atop a partial stone foundation and the side gable roof is clad with standing seam metal. The walls of the Period I and II blocks are flush. A one-story, one-bay, *circa*-1900 shed roof frame addition (herein referred to as Period III) projects from the west end of the south elevation of the Period II block. A one-story, four-bay, *circa*-1950 shed roof addition constructed of frame and clad in plywood board (herein referred to as Period IV) occupies the east corner of the south elevation of the Period II block.

The façade of the main block faces south and contains three bays in a regular fenestration pattern. A one-over-one paneled, single-leaf wooden door occupies the center bay. One six-over-six light, double-hung sash wooden window flanks each side of the center-bay entry. The windows appear slightly askew in relation to the line of the exterior walls and sit atop a deep wooden sill, indications of the use of log construction in this portion of the dwelling. Two evenly spaced, gable-roofed dormers protrude from the roof. Each dormer contains a single, six-over-six light, double-hung sash wooden window and is clad in vertical board siding.

The west elevation of the Period I block contains two evenly spaced bays located in the upper story underneath the gable. These openings consist of two, one-over-one light, double-hung sash, modern vinyl windows.

The north elevation of the Period I block contains two evenly spaced bays in a regular fenestration pattern. The

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 7 Page 2

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first floor consists of two, evenly spaced, four-over-four light, double-hung sash, wooden windows that sit atop a deep wooden sill. Two gable-roof dormers protrude from the roof line. Each dormer, clad in vertical board siding, consists of a single two-over-two light, double-hung sash, wooden window.

A *circa*-1900, three-quarter wraparound porch shelters each elevation of the Period I block. This one-story, shed-roof porch sits atop a concrete block foundation. Twelve evenly spaced, square wooden posts support the standing seam metal-clad shed roof. One single concrete step is centrally located on the north and south elevations.

The Period II frame addition conceals the east elevation of the Period I block. The one-and-a-half story, three-bay, rectangular, weatherboard-clad Period II addition faces north. The first floor on the north (front) elevation contains three bays placed in an irregular fenestration pattern. Two one-over-one light, double-hung sash wooden windows sit to the east of the one-light over three-panel, single-leaf, wooden door that occupies the westernmost bay. A modern aluminum screen door leads to the wooden entry. One dormer protrudes from the western end of the roof. This gable-roof dormer is clad in vertical board siding and contains one two-over-two light, double-hung sash wooden window.

The east elevation of the Period II block contains one centrally-placed bay. A single six-over-one light, double-hung sash, wooden window occupies the first floor while a single, door-like opening, covered with a one-light, fixed-sash window, occupies the upper floor.

The Period III addition conceals the western end of the south elevation of the Period II block. This one-story, one-bay, weatherboard-clad, frame block is capped by a shed roof covered with corrugated metal. The south elevation contains one opening in the form of a rectangular, one-light by one-light, horizontally-sliding wooden window. A solid, single-leaf, wooden door occupies the single bay on the west elevation of the Period III block. In addition, a shed-roof dormer projects from the roof of the Period II block directly above the Period II addition. This dormer, clad with vertical board siding, contains one one-over-one light, double-hung sash, modern vinyl window.

The one-story, four-bay, shed-roof Period IV frame addition conceals the east elevation of the Period III block. The Period IV block is clad with plywood boards and capped with a standing-seam metal shed roof. The east elevation of this block contains four evenly spaced bays. The northernmost bay consists of a single one-over-one light, modern aluminum screen door. Three one-over-one light, double-hung sash modern aluminum windows occupy the three southernmost bays. The south elevation of the Period IV block contains three evenly spaced, one-over-one light, double-hung sash modern aluminum windows in the three eastern bays. A one-over-one light, aluminum screen provides occupies the westernmost bay. The west elevation of the Period IV block is concealed by the Period III block, and the north elevation of the Period IV block abuts directly to the south elevation of the Period II block and is therefore, not visible.

**Outbuildings**

Three related outbuildings, all in fair condition, also exist on the property, as well as the ruins of a former barn.

*Storage Shed/Poultry House/Smokehouse*

A one-story, one-bay, *circa*-1880 frame outbuilding, currently used as a poultry house, was originally used as a storage shed and once sat adjacent to the main dwelling. Its form suggests that it was originally built as a

**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE

Section 7 Page 3

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smokehouse. It now sits at the far eastern edge of the building cluster. The walls of the frame building are clad in beaded vertical boards painted yellow in color. A low dog house addition is attached to the north elevation of the building.

*Cart Shed*

A one-story, three-bay, *circa*-1900 frame cart shed remains to the southeast of the main dwelling. The formerly open south side gable wall is now enclosed in particle board siding and features flush metal and wood panel doors. A modern overhead garage door was added to the west gable end in the late twentieth century. It appears that the building is now used for storage purposes.

*Equipment Shed*

A one-story, four-bay, *circa*-1900 frame equipment shed stands at the northwestern fringe of the building cluster. The shed is now used for storage purposes.

*Barn Ruins*

Sawn timbers, corrugated metal roofing, and vertical board siding heaped together in a pile overgrown with weeds are all that remain of the *circa*-1880 frame barn that was once located to the northeast of the main dwelling on the opposite side of the driveway. The barn has been removed since the documentation of the property in 1979; at that time the barn was considered to be in deteriorated condition

**Landscape Features**

The property retains several mature trees and remnants of landscaping adjacent to the north and south of the main dwelling as well as to the west of the barn ruins. A tree line defines the eastern boundary of the property and shields it from the Delaware Railroad right-of-way.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The R.G. Hayes House is recommended eligible for listing in the National Register of Historic Places under Criterion D as a resource with the potential to yield information on log construction, a once common and now rare construction technique. The *circa*-1800 Period I block is constructed of log, as identified in a previous study, and confirmed by the deep window and door sills and sag of the walls at the exterior. The R.G. Hayes House, as a log dwelling, represents an essential part of the built landscape in Delaware prior to the "rebuilding cycles that emerged in the wake of the early-nineteenth-century agricultural reform movement."<sup>1</sup> The presence of the mid-nineteenth-century Period II block, as well as the early-twentieth-century Period III block qualifies the Hayes House for evaluation as an Incorporated Log Dwelling, as outlined in the *Log Dwellings of Delaware* context.<sup>2</sup>

The dwelling is considered potentially eligible under Criterion C, pending further investigations of interior integrity that were not possible during the course of this study as the property owner denied access.

Prior to 1801, this parcel was owned by Robert Haughey. The 1798 county tax assessments state that Haughey owned 3,039 acres in St. Georges Hundred, valued at \$14,587.<sup>3</sup> No mention is made of structures in the 1798 assessment. After Haughey died, David Nevin purchased the property from Sheriff Maxwell Bines at Sheriff's sale on 2 May 1801.<sup>4</sup> On 20 May 1805, David Nevin of White Clay Creek Hundred, a storekeeper, and Tabitha, his wife, sold Reverend John Burton of St. Georges Hundred 407± acres of land lying on both side of the public road leading from Mount Pleasant to Middletown for the price of £1,360.<sup>5</sup> The deed for this sale stated that the land was conveyed with "all and singular houses, buildings, and improvements, fences, etc." indicating a building on the property.<sup>6</sup> Whether the log dwelling was built during David Nevin's four-year ownership of the land (1801 to 1805) or during the previous tenure of Robert Haughey is uncertain. Unfortunately, tax records from the period of Nevin's ownership shed no light on this issue.<sup>7</sup>

Reverend Burton lived on the property during the first three decades of the nineteenth century. In 1816, Burton was assessed for a 260-acre parcel of which 170 acres were improved and 90 were woodlands.<sup>8</sup> The property, which had an assessed value of \$3,656, contained a "two story wooden dwelling, stables &c." Burton died by 1829.<sup>9</sup> On 11 April, 1833, the heirs of the late Rev. John Burton, comprising John Wilson and his wife Jane, Mary Ann Hazell, and Eliza Burton, sold a 115±-acre parcel to John Hayes, a farmer.<sup>10</sup> The tax assessment for 1837 lists three properties for John Hayes, one of which included a log house and stabling.<sup>11</sup> The 1849 historic mapping (Rea and Price) provides evidence of a dwelling on the property owned by "J. Hayes," while tax assessments from that year again listed John Hays as owning three parcels. The parcel with the log house and barn was composed of 175 acres.<sup>12</sup> According to the 1850 population census, John Hayes had two daughters

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1 Andrzejewski and Siders 1995: F-12

2 Ibid.: F-17

3 New Castle County Tax Assessment Records, 1798. Delaware Public Archives, RG2535.000, Microfilm Roll #004.

4 New Castle County Deed Book E2: 464

5 Ibid.

6 Ibid.

7 New Castle County Tax Assessment Records, 1800-1805. Delaware Public Archives, RG2535.000, Microfilm Roll #005.

8 New Castle County Tax Assessment Records, 1816. Delaware Public Archives, County Tax Microfiche collection.

9 New Castle County Tax Assessment Records, 1829. Delaware Public Archives, RG2535.000, Microfilm Roll #012.

10 New Castle County Deed Book T6: 492; The sum of money paid for the parcel is illegible on the deed.

11 New Castle County Tax Assessment Records, 1837. Delaware Public Archives, RG2535.000, Microfilm Roll #016.

12 New Castle County Tax Assessment Records, 1849. Delaware Public Archives, RG2535.000, Microfilm Roll #019.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 8 Page 2

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and one son, as well as a nine-year old black servant named Samuel Harris.<sup>13</sup> According to the 1850 agricultural census, Hayes' farm was a fairly small operation that produced meat, corn, oats, potatoes and butter.<sup>14</sup> He did not grow wheat, which was cultivated by the vast majority of his neighbors. John Hayes held this property, valued at \$16,500, until his death in 1855 after which the property was sold to Richard G. Hayes, the only son of John, for \$7,035.<sup>15</sup> The tax records for 1857 list Richard G. Hayes as owner of a 115-acre plot with a frame dwelling and outbuildings; this property was assessed at \$5,400.<sup>16</sup> The 1860 agricultural census indicates that Richard G. Hayes also ran a smaller scale farm than the average for the Hundred. Hayes produced meat, wheat, corn, oats, potatoes, and butter in quantities below the average for St. Georges Hundred.<sup>17</sup> He did not grow wheat, which was cultivated by the vast majority of his neighbors. The Beers Atlas of 1868 delineates the property as belonging to "R.G. Hayes," from whom the property acquires its historic name. The tax assessment for 1868 lists Richard G. Hayes as owner of a 116-acre plot with a frame dwelling and outbuildings, valued at \$6,090.<sup>18</sup>

On 30 April, 1870, Richard Hayes, "farmer" of St. Georges Hundred, sold the 117 acres to Samuel Roberts, "merchant" of Middletown, for \$12,000.<sup>19</sup> In 1871, the executor of the late Samuel W. Roberts sold the 117-acre property to Nehemiah Burris for \$800.<sup>20</sup> The 1881 tax records for this property list it as a 116-acre parcel containing a log house and frame stable.<sup>21</sup> Burris also owned a 250-acre property and a 50-acre property. The agricultural census for 1880 indicates that Nehemiah Burris was a highly prosperous farmer, who worked 357 acres of improved lands, well above the average for St. Georges Hundred.<sup>22</sup> He produced high quantities of corn, wheat, butter, eggs, meat, and peaches. His orchards featured 2,000 peach trees. To effectively work his farm, Burris paid for 250 weeks of hired labor in 1879. Burris was not engaged in the emerging milk production and market garden agricultural sectors. Sometime prior to 1899, Nehemiah Burris died. In 1899, Mary Burris, widow of Nehemiah, sold the 117-acre property to Wilhelmina Maxwell, wife of Alexander Maxwell, both of Wilmington, for the sum of \$3,000.<sup>23</sup> In 1912, Jacob Maxwell, son and only heir of Wilhelmina Maxwell and residing in Philadelphia, sold 117± acres to Mary S. Roberts, also of Philadelphia, for \$50.<sup>24</sup>

Mary Roberts defaulted on her mortgage, and the 117 acres ended up being sold at a sheriff's sale held on 15 March, 1939, to John P. Maloney for the sum of \$4,600.<sup>25</sup> In December of 1959, John P. Maloney and his wife Anna, sold the 115 acres to Fred and Virginia Kielkopf for a total sum of \$20.<sup>26</sup> According to a local informant, the Maloneys used the former Hayes House as a tenant house.<sup>27</sup> The former agricultural complex associated with the Hayes House was located on the opposite side of U.S. 301, in the present-day location of a late-twentieth-century residential development.

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<sup>13</sup> U.S. Population Census, New Castle County, Delaware, 1850

<sup>14</sup> United States Census Bureau, Agricultural Schedules, Saint Georges Hundred, New Castle County, Delaware, 1850.

<sup>15</sup> New Castle County Deed Book X6: 401

<sup>16</sup> New Castle County Tax Assessment Records, 1868. Delaware Public Archives, RG2535.000, Microfilm Roll #008.

<sup>17</sup> United States Census Bureau, Agricultural Schedules, Saint Georges Hundred, New Castle County, Delaware, 1860.

<sup>18</sup> New Castle County Tax Assessment Records, 1868. Delaware Public Archives, RG2535.000, Microfilm Roll #008.

<sup>19</sup> New Castle County Deed Book C9: 280

<sup>20</sup> New Castle County Deed Book V11: 324

<sup>21</sup> New Castle County Tax Assessment Records, 1881. Delaware Public Archives, RG2535.000, Microfilm Roll #014.

<sup>22</sup> United States Census Bureau, Agricultural Schedules, Saint Georges Hundred, New Castle County, Delaware, 1880.

<sup>23</sup> New Castle County Deed Book V17: 275

<sup>24</sup> New Castle County Deed Book Y23: 541

<sup>25</sup> New Castle County Deed Book F41: 570

<sup>26</sup> New Castle County Deed Book G65: 376

<sup>27</sup> Joseph Ashe interview with DelDOT staff, Fall 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 8 Page 3

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Presumably, the 1.87-acre lot that comprises the current property boundary around the house as well as the dwelling to the south is part and parcel of the 115 acres still owned by Fred Kielkopf, who does not live on the property. Mr. Kielkopf was not available for an interview during the course of the survey effort.

Based on previous documentation, the R.G. Hayes House was identified as a log dwelling.<sup>28</sup> Log dwellings built in Delaware varied significantly in construction details and finish but possessed several features in common. According to the DRAFT Log Dwellings in Delaware, 1780 to 1860, "All consisted of timbers laid horizontally and attached at the corners; various materials filled the interstices between the logs."<sup>29</sup> Log dwellings represented a common construction technique for diverse segments of the rural population from the wealthy to the lower classes. Only after 1820, with the cycles of rebuilding that evolved as a result of the agricultural reform movement, did frame and brick overtake log as dominant building materials for dwellings.<sup>30</sup> By 1860, log construction ceased as a common construction practice, and thus, those extant log dwellings exemplify a significant surviving component of the eighteenth- and nineteenth-century rural landscape in Delaware.<sup>31</sup>

Most surviving log houses are clad in weatherboard, shingle, or aluminum siding, which can disguise the skeleton of the dwelling. R.G. Hayes is clad with weatherboard siding on the Period I, II, and III additions. According to Lanier and Herman, window and door openings that are more deeply set in their jambs than they would be in a typical frame building provide evidence of log construction. In addition, sometimes an entire building sags through the middle; this "log sag" frequently indicates log walling masked by a later siding layer.<sup>32</sup> All of the aforementioned features are evident in the R.G. Hayes House.

Under National Register Criterion D, the R. G. Hayes House is recommended eligible for listing in the National Register as it has the potential to yield information on log construction techniques. The retention of historic integrity pertaining to log construction provides the potential to yield information on the history and technique of log construction that was so prominent in the architectural history of rural Delaware in the eighteenth and nineteenth centuries. Regarding eligibility of architectural resources under Criterion D, the U.S. 301 Reconnaissance Survey and Context report states:

To be eligible under Criterion D in the area of architecture, the dwelling fabric must possess the potential to yield information on building practices or methods of construction or the property must possess archaeological potential. Eligibility of above-ground resources under Criterion D is rare; generally only an extremely well-preserved example of a dwelling style, form, or construction method with significant historical documentation that has the potential to answer important resource questions would be eligible under Criterion D. If a dwelling is a rare example of a method of construction, and could yield information on construction techniques, it may not require as high a degree of integrity as other residential dwellings.<sup>33</sup>

The earliest block of the R.G. Hayes House (ca. 1800) was previously documented as a log dwelling, is

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28 Siders et al. 1993: 14 and Esler 1979.

29 Ibid.: E-2

30 Ibid.: E-4

31 Ibid.

32 Lanier and Herman 1997: 72

33 A.D. Marble & Company 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 8 Page 4

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described as such in the 1979 documentary record, which includes interior photographs showing the logs visible at the upper story. The dwelling, although not accessible on the interior during this study, retains evidence of log construction at the exterior (depth of openings and "log sag"). This once prevalent construction method is now very uncommon due to subsequent rebuilding and removal of early dwellings.

Under Criterion C in the area of architecture, the R.G. Hayes House was evaluated using the guideline presented in the *Log Dwellings in Delaware, 1780-1860+/-* context. Further interior investigations are required to accurately assess the eligibility of the dwelling under Criterion C. Using the guidelines presented in the context, the R.G. Hayes House can be identified and evaluated as an example of an Incorporated Log Dwelling (log block with later additions). To be eligible under Criterion C, an incorporated log dwelling must meet the following criteria:

- The walls of the dwelling must be built of horizontally-laid logs
- Evidence must survive to demonstrate the method used for corner joining
- Evidence must survive for the material used to fill or chink the interstices between the logs

Since access to the interior was not permitted during the course of survey work for this project, it is difficult to assess the retention of these features on the R.G. Hayes House. In addition, the dwelling must retain or demonstrate evidence of the existence of a minimum of five of the following eight features:

- Treatment of timbers (hewn or sawn)
- Original plan
- Original fireplace or stack configuration
- Original door and window openings
- Original story height
- Original interior finish
- Type of original mortar
- Original exterior finish

The dwelling retains its original door and window openings, wood siding, and the original interior chimney located towards the west end of the Period I block. Assessment of the retention of the other identified features cannot be made without access to the interior of the dwelling.

The *Log Dwellings in Delaware* context notes that the three most critical aspects of integrity are materials, design, and workmanship. While the Period I Block retains its original exterior materials at the walls, original windows, and roofing as well as the original chimney stack, it is difficult to assess if the property retains original chinking materials, finishes, or logs on the interior. With regards to integrity of design, while it appears that the log portion of the dwelling retains its original form, the addition of the wraparound porch sometime in the twentieth century and the additions to the eastern elevation have somewhat compromised the design of the original block. Additionally, for integrity of design, incorporated log dwellings must retain evidence of how the logs are finished, how they fit together, and the type of chinking that fills the spaces (not available during this survey). Integrity of workmanship for log dwellings is more apparent at the interior with regards to the treatment, joining, and chinking of the logs. In addition, for incorporated log dwellings, the non-log portion of the dwelling must retain physical integrity and significance in its own right. At the exterior, the linear Period II and Period III

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 8 Page 5

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additions to the dwelling do not appear to be architecturally significant in their own right, as they exhibit little architectural elaboration. As interior access was not possible for this study, the eligibility of the dwelling under Criterion C for architecture could not be fully assessed.

Regarding eligibility under Criterion A for trends and patterns in history, the R.G. Hayes property was operated as a farm that reported below average levels of production in the nineteenth century until the acquisition of the property by Nehemiah Burris in 1871. Burris was a very successful farmer of corn, wheat, butter, eggs, meat, and peaches. It is possible that Burris operated the property as a tenant farm given the large size of his land holdings. The property is also believed to have operated as a tenant farm in the mid-twentieth century based on an interview with local informants.

The R.G. Hayes property was evaluated to determine if it retains sufficient integrity to be considered an eligible example of a tenant farm or tenant house. The U.S. 301 context report provides guidelines for the evaluation of tenant forms based on the evaluation procedures presented in *Agricultural Tenancy in Central Delaware 1770-1900+/-* (Siders et al. 1993) and *The House and Garden in Central Delaware, 1780-1930+/-* (Sheppard 2001). The R.G. Hayes House retains integrity of location; typical of tenant houses, it is located adjacent to a public roadway. The dwelling was once associated with 115 acres of cultivated land; however, it is now located on a 1.67-acre parcel in the midst of twentieth-century residential development, resulting in a loss of integrity of setting and feeling. Additionally, the house no longer presents association with the employer's dwelling which once stood on the opposite side of U.S. 301 in the location of recent residential development. While the property does retain three deteriorated outbuildings, a cart shed, equipment shed, and former storage shed (possibly a smokehouse), as well as a dwelling in fair condition, the former barn is no longer standing, detracting from the integrity of feeling and design of the immediate farm complex. Thus, due to a loss of integrity of setting, feeling, association, and design, the R.G. Hayes property is recommended not eligible as a tenant house or farm.

The R.G. Hayes House is recommended not eligible under Criterion B. due to lack of association with a significant individual. Based on an examination of primary and secondary sources, it does not appear that any of the historic owners of this property carried out activities that were demonstrably important to the local area.

The main dwelling is the only contributing resource. Three non-contributing buildings are located on the property. These include a poultry house, cart shed, and equipment shed.

**State Historic Context Framework:**

Time Period: 1770-1830, Early Industrialization

Geographical Zone: Upper Peninsula

Historic Period Themes: Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 9 Page 1

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 9 Page 2

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

R.G. Hayes House, New Castle County, DE  
Section 10 Page 1

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**Verbal Boundary Description**

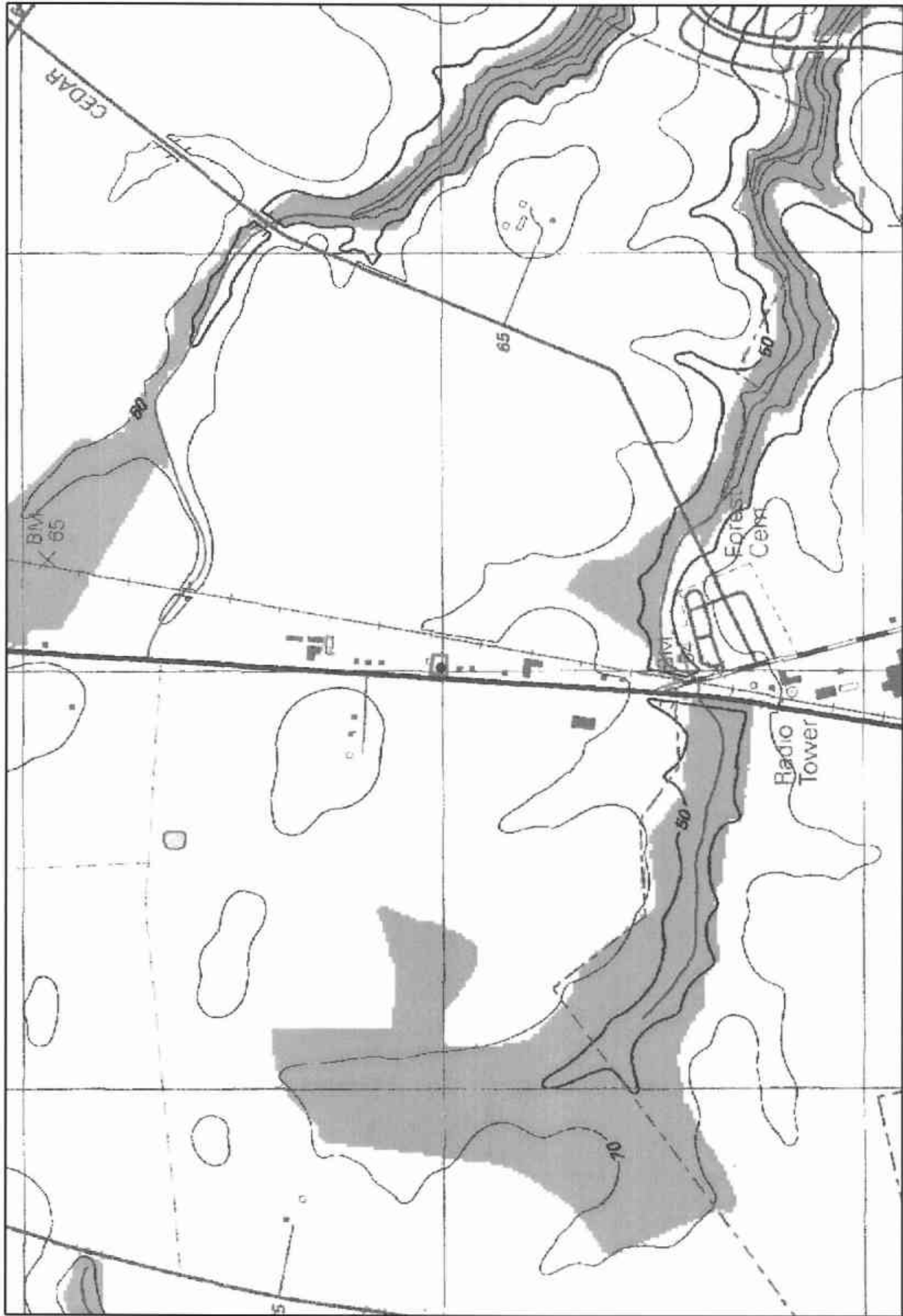
A portion of the existing tax parcel, New Castle County Number 1301700028, measuring 0.42 acre in size, will serve as the National Register boundary for the R.G. Hayes House. The boundary is rectangular in shape and centers on the current dwelling. The tax parcel will serve as the western boundary while the edge of the circular driveway will generally serve as the boundary to the north, west, and south.

From the point where the southern entrance of the driveway meets U.S. 301, the boundary extends north approximately 125 feet to the northern edge of the northern entrance of the drive. From this point, the boundary extends east approximately 156 feet, then turns 90 degrees and continues south approximately 110 feet, and turns 90 degrees and extends west approximately 156 feet along the south side of the driveway to the point of beginning.

**Boundary Justification**

The boundary includes the eligible *circa*-1800 log dwelling with additions and excludes the later associated agricultural outbuildings as the resource is not eligible as a farm complex. This boundary was drawn to provide sufficient setting for the dwelling and to exclude recent residential development to the south, which is located on the same tax parcel. This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties*.<sup>34</sup>





Map Document: C:\projects\mdd\mdd\gcrf\mdd\50\propose\boundary\mdd\_50.mxd (Boundary.mxd)  
02/02/2006 11:04:05 AM

1,000 Feet

▲

Proposed National Register Boundary

N05153  
R.G. Hayes House  
Middletown, New Castle County, Delaware  
July, 2006

Source: USGS 7.5' DRG: Middletown, DE.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name S. H. Rothwell House/Green Forest Farm

other names/site number N05191

=====

2. Location

=====

street & number 669 Old Summit Bridge Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

=====

#### 4. National Park Service Certification

=====

I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
of Action

=====

#### 5. Classification

=====

Ownership of Property (Check as many boxes as apply)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

Category of Property (Check only one box)

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

Contributing	Noncontributing
--------------	-----------------

<u>1</u>	<u>2</u> buildings
----------	--------------------

<u>0</u>	<u>0</u> sites
----------	----------------

<u>0</u>	<u>1</u> structures
----------	---------------------

<u>0</u>	<u>0</u> objects
----------	------------------

<u>1</u>	<u>3</u> Total
----------	----------------

Number of contributing resources previously listed in the National  
Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

---

---

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

---

---

7. Description

Architectural Classification (Enter categories from instructions)

  Federal  

Materials (Enter categories from instructions)

foundation   stone  

roof   asphalt  

walls   synthetic  

other   porch: wood; chimneys: brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1836

Significant Dates ca. 1836

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

## 9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

=====

## 10. Geographical Data

=====

Acreage of Property 3.02 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	North	ing
1	18	437819E	4375954N	

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title Emma Young, Architectural Historian

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

## Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Christine M. Robinson

street & number 669 Old Summit Bridge Road telephone not available

town/city Middletown state DE zip code 19709

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 7 Page 1

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**Description**

The S. H. Rothwell House/Green Forest Farm includes a ca. 1836 dwelling and several twentieth-century outbuildings located on a 3.01-acre parcel at 669 Old Summit Bridge Road on the east side of the roadway. The complex is located south of the Chesapeake & Delaware Canal and the community of Summit Bridge and north of the Town of Middletown in New Castle County, Delaware. The former Green Forest Farm retains a historic house (ca. 1836), milk house (ca. 1930), shed (ca. 1940); silo (ca. 1940) and the ruins of a large chicken coop. Compared to other area examples of early-nineteenth-century dwellings, the S. H. Rothwell House is a well-preserved example of a ca. 1836 Federal style farmhouse. Elements of the Federal style that are present on the dwelling include: a pedimented central entry, symmetrical fenestration, pedimented dormers, and six-over-six double-hung sash windows with thin wooden muntins.

The property no longer remains in active agricultural use. Due to the removal of the large barn, the fragmentation of the farm plan, and the deterioration of several outbuildings, the property no longer retains the feeling of a twentieth-century dairy farm complex. A wooden picket fence separates the yard space that surrounds the dwelling from the Old Summit Bridge Road. Overgrown vegetation surrounds the property to the north, east, and south with mature trees sporadically placed throughout. Active farmlands are located to the north and across Summit Bridge Road to the west.

**Dwelling**

The two-and-a-half-story, five-bay, L-shaped, frame dwelling sits atop a full field stone and mortar foundation. The exterior walls are clad in vinyl siding. The medium-pitched gabled roof is clad in asphalt shingles. Two interior brick chimneys protrude from the roof ridge at each end of the front block. The southern chimney is in partial disrepair. A rear flounder wing sheltered by a shed roof extends from the northeast corner of the east elevation of the front block to form a rear ell. An interior brick chimney protrudes from the center of the rear ell. Based on local building traditions and the form of the rear ell it is possible that this was an earlier dwelling that was incorporated into a service wing when the front block was constructed ca. 1836. A one-story, four-bay, semi-enclosed porch is attached to the east (rear) elevation of the rear ell. Additionally, a one-story, one-bay, entry porch shelters the north elevation entrance. A one-story shed roof porch spans the south elevation of the rear ell.

The symmetrical façade faces west and contains five bays and a regular fenestration pattern. The central bay of the first floor contains an original two vertical-panel, single-leaf, wooden door. A four-light transom sits atop the entry while one, four-light over one-panel sidelight flanks each side of the entry. A wooden pediment with dentil detailing caps the door surround. Two original six-over-six light, double-hung sash wooden windows are located on each side of the entry. Each window is trimmed with a plain, flat, wooden and vinyl surround. The second floor contains five evenly spaced, six-over-six light, double-hung sash original wooden windows, trimmed with plain, flat, wooden and vinyl surround. Three evenly spaced, low-pitched, gable-roofed dormers project from the roof. Each dormer is covered with vinyl siding and contains one one-over-one light, double-hung sash vinyl window.

The north elevation contains seven bays situated in an irregular fenestration pattern. The front block consists of one, six-over-six light, double-hung sash original wooden window on the second floor. Two evenly spaced, two-over-two light, double-hung sash wooden windows are located underneath the gable roof on the upper



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 7 Page 2

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story. The flounder wing contains four unevenly spaced six-over-six light, double-hung sash original wooden windows on the first floor. The second floor contains three unevenly spaced six-over-six light, double-hung sash original wooden windows. The upper floor contains three evenly spaced three-over-three light, double-hung sash, original wooden windows. A *circa* 1940, one-story, three-bay, wooden entry porch, which consists of a simple pediment supported by two square wooden posts, shelters the sole entry on the north elevation. A two panel, single-leaf, original wooden door occupies the westernmost bay of the north elevation of the flounder wing. The ca. 1960 rear porch addition contains a single, one-light, fixed-sash, wooden window at the north elevation.

The east elevation of the main block contains two aligned six-over-six light, double-hung sash wooden windows at the southern end and a single six-over-six double-hung wooden window near the intersection with the rear ell. A *circa* 1960 semi-enclosed one-story, four-bay porch capped by an asphalt-shingle-clad hipped roof, conceals the first floor of the east elevation of the flounder wing. In the addition, three one-light, fixed-sash, windows covered with wire meshing are located to the south of the one-light over one-panel single-leaf door.

At the south elevation, a single, six-over-six light, double-hung sash original wooden window occupies the easternmost bay of the front block on both the first and second floors. Two evenly spaced, two-over-two light, double-hung sash original wooden windows are located directly underneath the gable of the front block. Four turned wooden posts that appear to date to the late nineteenth century support the asphalt-shingle-clad shed roof of the one-story, two-bay porch, which shelters the two openings of the first floor of the flounder wing. Three concrete steps lead to the wooden porch floor and provide access to the two-panel, single-leaf, original wooden door that occupies the center bay of the first floor. The first floor also contains a single six-over-six light, double-hung sash original wooden window, which sits to the east of the entry. The easternmost bay of the first floor contains a one-story, one-bay, exterior pantry or enclosed storage space. It appears that this space was creating by enclosing the formerly open porch. A single, four-light, fixed-sash, window occupies the sole bay of the south elevation of this room. A solid single-leaf wooden door located on the west elevation of the pantry provides exterior access into the room. Three unevenly spaced six-over-six light, double-hung sash original wooden windows comprise the second floor fenestration pattern of the flounder ell.

### **Outbuildings**

The one-story, one-bay, *circa* 1940 frame shed in good condition sits immediately to the east of the main dwelling. A one-story, two-bay, *circa* 1930 concrete block milkhouse, in disrepair, is located to the northeast of the main dwelling amongst overgrown vegetation. An abandoned concrete stave silo towers over the milkhouse from its southeast corner. To the north of the milkhouse are the ruins of a large chicken coop that are coved over with vegetation.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

*Summary*

The main dwelling of the S. H. Rothwell House is recommended eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of Federal style architecture. The former home of Samuel Rothwell was built ca. 1836 and embodies the characteristics of the Federal architectural style (1780-1840) including: six-over-six light, double-hung sash windows separated with thin wooden muntins, a symmetrical façade, pedimented dormers; and an pedimented door surround with dentils. Typical of the style little other elaboration is present on the exterior. With the exception of vinyl siding and minor twentieth-century additions to the north and east elevations that do not affect the massing of the dwelling, there have been few changes since the initial date of construction. While the Federal style was not uncommon to farmhouses in the area, the S. H. Rothwell House retains better integrity than other extant rural examples. The dwelling also retains a transom, a feature commonly associated with the Greek Revival style. The application of various stylistic elements to a single dwelling is reflective of a mid-nineteenth-century building trend in St. Georges Hundred.

The 3.01 acre parcel that the dwelling occupies can be traced to the ownership of Margaret James, the widow of William James and a resident of Pencader Hundred, which is located to the west of the dwelling. On December 7, 1815, Margaret James sold two parcels of land, one comprising 155.5 acres and the other containing 100 acres, to John McCracken, a blacksmith residing in Saint George's Hundred, for \$3,500. Widow James derived these two parcels from a larger tract of land commonly called "Green's Forest".<sup>1</sup> Subsequently, John McCracken died seized of these two lots and the land passed to his children under state law. On September 16, 1836, William Boulden and his wife, Elizabeth, formerly Elizabeth McCracken and a daughter of John McCracken, sold their one-seventh interest in the 155.5-acre parcel to Samuel H. Rothwell for \$500.<sup>2</sup> Presumably, Rothwell obtained a clear title to the land through other transactions, although the deeds for full and complete conveyance of title from the other McCracken heirs proved elusive. Based on the form, materials, and stylistic details of the dwelling, it appears likely that Rothwell erected the dwelling soon thereafter. Based on local building trends of the period, is possible that Rothwell reworked an earlier dwelling into the rear flounder ell, although no clear physical or documentary evidence to support this theory exists.

*History*

Samuel H. Rothwell, born in 1798 to Ebenezer Rothwell and his wife, apparently gained his first parcel of land from his grandfather's estate. Ebenezer, the grandfather, died prior to 1816 and the Delaware Court of Chancery ruled that at least a portion of the deceased's estate should be devised to Samuel H. Rothwell.<sup>3</sup> Based on the research conducted for CRS N05184 (located at 551 Boyds Corner Road), this land was likely located along Boyd's Corner Road. Additionally, the 1849 Rea and Price map of New Castle County depicts Samuel's house and land with the label "S. H. Rothwell" along the north side of Boyds Corner Road east of

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<sup>1</sup> New Castle County Deed Book T3:198.

<sup>2</sup> New Castle County Deed Book W4:471.

<sup>3</sup> New Castle County Deed Book O13:199, 200 marginalia; United States Census Bureau, 1850 dicennial census, microfilm roll M432 54:208.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 8 Page 2

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Mount Pleasant. The same map also depicts "S Rothwell" as the owner of a house along Old Summit Bridge Road, which accurately places the land he acquired from William and Elizabeth Boulden in September 1836.

The 1850 federal census lists Samuel's occupation as a "Merchant" who had a personal estate of \$20,000.<sup>4</sup> Ten years later, the census enumerator lists Samuel H. Rothwell as a 62-year-old farmer whose real estate had a value of \$28,000 and who possessed a personal estate of \$2,500. Residing with him was his wife, Ann, age 54; daughters Williamina [sic], age 18, and Anna, age 16; his son, Samuel T., age 13; and his 76-year old retired father, Ebenezer. Two farm laborers—William H. Harrison, age 30, and James Thompson, age 15, also lived in the household.<sup>5</sup>

The 1868 Beers atlas lists "S.H. Rothwell" as the owner of the "Green Forest" farm. This map depicts Samuel H. Rothwell as owning three dwellings on this property: two along Summit Bridge Road, the northern of the two (which is labeled with his complete name rather than initials) apparently serving as his primary residence, and one additional residence along Lorewood Grove Road. It is likely that farm laborers resided in the additional dwellings.

The census schedule for 1870 reveals that Samuel's real and personal estate had grown substantially with his land holdings now worth \$50,000 and he possessed a personal value of \$6,000. This practice of acquiring large tracts of land into consolidated holdings was typical of farmers during this period. In 1870 Rothwell's household included his wife, Ann, and son, William, age 24. By this time, Samuel employed three domestic servants: Mary A. Philips, age 45; Emily Byard, age 29; and Amanda Brown, age 13. The household also contained an errand boy named John Morrow, age 9 and three farm laborers: William Harrison, age 40; Samuel Byard, age 30; and Benjamin Harris, age 18.<sup>6</sup> In the 1880 decennial census, the final census in which Samuel was enumerated, the census taker counted him as residing with his son, Thomas, age 33. The enumerator listed Samuel, now age 82, as a widower "Retired Farmer".<sup>7</sup>

Apparently, Rothwell added other land acquisitions to the south and west of the former McCracken property. The 1881 Hopkins and 1893 Baist maps show that "S.H. Rothwell" retained the farm at 669 Old Summit Bridge Road into the late nineteenth century, although in many respects the 1893 Baist Atlas is almost a facsimile of the 1881 Hopkins atlas with some selective corrections accomplished. Samuel retained ownership of the former McCracken land known as "Green Forest" until he died intestate in August 1883. Under state intestacy law, his real estate descended to his five children: Catherine R. Polk, wife of William R. Polk; Ruth A. Biggs, wife of Joseph Biggs; Anna R. Hall, wife of James J. Hall; Wilhelmina Rothwell; and Samuel T. Rothwell. On July 16, 1884, the first four heirs listed above combined to sell their four-fifths interest in a 238.288-acre farm to their sibling, Samuel T. Rothwell, for \$14,297.29.<sup>8</sup>

Just over ten years later, Samuel T. Rothwell and his wife, Anna L., sold this same farm to his sister, now Wilhelmina Osterhoudt, of Brooklyn, New York, for \$14,100.<sup>9</sup> This deed indicates that the farmstead extended along both sides of Summit Bridge Road. In a strawman transaction to place her husband's name alone on the

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<sup>4</sup> United States Census Bureau, 1850 decennial census, microfilm roll M432\_54:208.

<sup>5</sup> United States Census Bureau, 1860 decennial census, microfilm roll M653\_96:848

<sup>6</sup> United States Census Bureau, 1870 decennial census, microfilm roll M593\_120:761.

<sup>7</sup> United States Census Bureau, 1880 decennial census, microfilm roll T9\_507:18B.

<sup>8</sup> New Castle County Deed Book B13:429.

<sup>9</sup> New Castle County Deed Book N16:430.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 8 Page 3

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deed, Mrs. Osterhoudt sold the land to Philip L. Garrett, of Mill Creek Hundred, on July 13, 1895, for the reduced price of \$11,407.70.<sup>10</sup> Two days later, Garrett sold the land back to Chester Osterhoudt for the same price.<sup>11</sup> Chester Osterhoudt died on or about December 30, 1922. In his will, dated August 25, 1921, he appointed J. Frank Biggs as his executor and directed that Biggs should "...sell at public or private sale, all of my household furniture and personal property, and all of my real estate whatsoever and wheresoever situated, which I now have or hereafter may acquire, and convey the said real estate in fee simple to the purchaser or purchasers thereof...".<sup>12</sup> Biggs held a public auction to sell the real estate, including the 238.288-acre farm, and Millard W. Golt submitted the winning bid. On September 11, 1923, J. Frank Biggs drafted a deed to convey the property to Millard W. Golt of Saint George's Hundred for \$15,150. Based on the type and age of the extant outbuildings on the property, it appears that the farm operated as a dairy under Mr. Golt's ownership.

On February 19, 1944, Millard W. and Hannah C. Golt sold the 238.288-acre parcel to Thomas O. DeShong, of Blackbird Hundred, for \$20,000.<sup>13</sup> On February 15, 1946, DeShong, by now of Saint George's Hundred and likely resident on the property, sold the 238.288-acre parcel to Frederick R. Stafford, of New Castle Hundred, for \$20,250.00.<sup>14</sup> Stafford died on December 13, 1952. In his will, he devised this parcel to his daughter, Sarah A. Stafford.<sup>15</sup> Sarah Stafford subsequently married Charles Tod Goodwin. Mrs. Goodwin added Mr. Goodwin to the deed as a joint tenant via a strawman transaction on October 15, 1957.<sup>16</sup> Charles Goodwin died on January 7, 1997, leaving Sarah Goodwin as the sole tenant until her death on November 7, 2000. Prior to her death, Mrs. Goodwin had entered into a contract with Ms Christine Marie Robinson for selling the property.<sup>17</sup> On August 15, 2001, Thomas W. Stafford, the executor of the estate Sarah Goodwin, conveyed the 3.01-acre parcel to the current owner, Christine Marie Robinson, for the nominal fee of \$10.<sup>18</sup>

*Evaluation*

The S. H. Rothwell House is being evaluated as a residential resource as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report*.<sup>19</sup> In order to be seen as a significant example of residential architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction. Buildings must possess strong integrity of design and materials as well. The S. H. Rothwell House embodies the Federal architectural style and retains integrity from its period of construction (ca. 1836).

The Federal architectural style was popular from approximately 1780 through 1830 and replaced its successor, the Georgian style, which was short-lived in Delaware. In order to be seen as a significant example of the Federal style, a resource must possess key characteristics of the style as well as integrity from the period of significance. The Rothwell house retains these features common to the Federal style: symmetrical fenestration,

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<sup>10</sup> New Castle County Deed Book W16:28.

<sup>11</sup> New Castle County Deed Book W16:31.

<sup>12</sup> New Castle County Will Record T4:399.

<sup>13</sup> New Castle County Deed Book E44:193.

<sup>14</sup> New Castle County Deed Book U45:266.

<sup>15</sup> New Castle County Will Record G8:191.

<sup>16</sup> New Castle County Deed Books Y60-453 and Y60:456.

<sup>17</sup> New Castle County Record 123633.

<sup>18</sup> New Castle County Deed Instrument 20010816-0066903.

<sup>19</sup> A.D. Marble & Company, 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 8 Page 4

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central entryway with detailed surround, pedimented dormers, and double-hung sash window with thinner mullions than the federal style. Typical of other Federal-style dwellings, the Rothwell House is a rectangular form with rear additions. Usually in Federal style dwellings, the doors are likely to be topped by fanlights rather than transoms. The Rothwell house displays a transom above the entrance, a feature more common to the subsequent Greek Revival style. It was very common for local higher-style dwellings of this period to contain architectural details of more than one style, and the S. H. Rothwell House is reflective of this trend.

With the exception of replacement wall and roofing materials, the loss of shutters at the windows, and the addition of small porches on the east elevation of the original block and north elevations, the dwelling remains virtually unaltered. The S. H. Rothwell House retains its original massing, fenestration pattern, roofline with dormers, and ornamentation, therefore supporting integrity of design. The addition of vinyl siding at the exterior walls and asphalt shingles at the roof somewhat comprises integrity of materials. However, the retention of the original windows, doors, and chimneys provides sufficient evidence of original materials to convey the historic fabric of the dwelling. The retention of the door surround at the façade enhances integrity of workmanship. The S. H. Rothwell House possesses integrity of location for the house is original to its site. The loss of agricultural fields surrounding the property negates integrity of setting and feeling. However, the cumulative effect of integrity of design, materials, workmanship, and location creates a feeling of an early-nineteenth century residential dwelling; therefore, the S. H. Rothwell House possesses integrity of feeling.

Due to a lack of integrity, the property is recommended not eligible under Criteria A or C as a farm complex. An eligible farm should possess specific features (house, barn, two outbuildings, small scale features, plan, feeling of a farm complex, and circulation) as well as integrity from the period of agricultural significance. The S. H. Rothwell property retains no evidence of the original farm plan nor does it retain any of the prominent agricultural outbuildings, including the barn, resulting in a loss of integrity of design of the farm complex. The milkhouse, silo, and remains of the chicken coop are in a state of disrepair and lack the context of an active farmstead.

Under Criterion B, the S. H. Rothwell property is recommended not eligible due to lack of association with a significant individual. Although S. H. Rothwell, who likely erected and resided in the dwelling, is known to have held a large amount of land and worked as a farmer and merchant. However, based on an examination of primary and secondary sources, it does not appear that Rothwell carried out any activities that were demonstrably important to the local area.

The S. H. Rothwell House is recommended not eligible under Criterion D (potential to yield information). Eligibility of above-ground resources under Criterion D is rare; to be eligible under Criterion D, a building must possess the potential to yield information on practices or methods of construction. The S. H. Rothwell House is documented as being frame construction, a common area construction technique, and does not appear to have the potential to be an important source of information. As no archaeological testing has been conducted on the S. H. Rothwell House, the property's archaeological potential cannot be assessed at this time.

The main dwelling is the only resource to contribute to the property's significance as an eligible example of residential architecture. Two non-contributing buildings, a shed and milkhouse, are located on the property. In addition, a silo and the ruins of a chicken coop are also non-contributing resources.

**United States Department of the Interior**  
**National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 8 Page 5

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**State Historic Context Framework:**

**Time Period:** 1830-1880 Industrialization and Early Urbanization

**Geographical Zone:** Upper Peninsula

**Historic Period Theme:** Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 9 Page 1

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 9 Page 2

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Center for Historic Architecture and Design, Newark, Delaware.

New Castle County Recorder of Deeds

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

S. H. Rothwell House/Green Forest Farm, New Castle County, DE  
Section 10 Page 1

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**Verbal Boundary Description**

The existing New Castle County Tax Parcel 1300700089 will serve as the National Register boundary for the S. H. Rothwell House.

**Verbal Boundary Justification**

This nominated property includes the main dwelling, sufficient setting, and the gravel driveway that provides access to the property. The 3.01-acre tax parcel includes a portion of the land on which the dwelling was historically located at the time of its construction (ca. 1836). The associated shed, milkhouse, silo, and chicken coop post-date the period of significance and are considered to be non-contributing features. This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties*.<sup>20</sup>

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<sup>20</sup> National Park Service, 1997.



N05191  
S. H. Rothwell House/Green Forest Farm  
Middletown Vicinity, New Castle County, Delaware

November, 2005

Proposed National  
Register Boundary



1,000 Feet

Source: USGS 7.5' DRG: St. George, DE

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name J. Houston Farm

other names/site number N05195

=====

2. Location

=====

street & number 1000 Jamison Corner Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

\_\_\_\_\_

Signature of commenting official/Title

Date

State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the  
National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the  
National Register

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>8</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>3</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>11</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Cat: Agriculture/Subsistence Sub: Agricultural Outbuilding

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Cat: Agriculture/Subsistence Sub: Agricultural Outbuilding

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Folk Victorian

Materials (Enter categories from instructions)

foundation brick

roof asphalt

walls metal

other cornice: metal; porch: wood; chimneys: brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1880

Significant Dates ca. 1880

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Delaware State Historic Preservation Office

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## 10. Geographical Data

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Acreage of Property 17.45 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing		Zone Easting Northing	
1	<u>18 441678 4374008</u>	3	<u>18 442072 4374174</u>
2	<u>18 441867 4373871</u>	4	<u>18 441925 4374273</u>
<input type="checkbox"/> See continuation sheet.			

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title Emma Young and Barbara Frederick, Architectural Historians  
and Paul Schopp and Dan Bailey, Historians

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name George D. and Patricia Baker

street & number 1000 Jamison Corner Road telephone 302-378-9156

town/city Middletown state DE zip code 19709

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 7 Page 1

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**Description**

The J. Houston Farm is located at 1000 Jamison Corner Road, Middletown vicinity, New Castle County, Delaware. A long farm lane leads north from Jamison Corner Road to the dwelling and domestic and agricultural outbuildings that comprise the property. Cultivated fields surround the property to the north, east, and west. The property remains in active agricultural use, but due to the removal of the large *circa*-1875 dairy barn approximately ten years ago, and the fragmentation of the farm plan as a result of the addition of several buildings in the early 1980s, the property no longer retains the feeling of a late-nineteenth- to mid-twentieth-century farm complex

The J. Houston Farm retains a historic house (ca. 1880), milkhouse (ca. 1940), corncrib/granary (moved here in 1952), poultry house (ca. 1900), and equipment shed (moved here in 1952). The property also has a garage and a workshop that were erected in 1952. A modern pole shed building stands at the far northeast corner of the property. Additionally, the view of the farmstead complex has been modified by the insertion of a *circa*-1981 dwelling between the historic dwelling and the road. A *circa*-1981 concrete in-ground swimming pool sits to the east of the historic dwelling and to the west of the modern dwelling

**Dwelling**

The main dwelling, oriented on a south-north axis, exemplifies the Folk Victorian architectural style. The two-and-one-half-story, five-bay, L-shaped, *circa*-1880 frame dwelling sits atop a full brick foundation. While the dwelling presents the appearance of a *circa*-1880 frame dwelling, it is possible that an earlier dwelling is located amidst the Folk Victorian period construction, possibly in the rear ell, based on local building traditions. The aluminum siding, which covers the exterior, leads to a plain, boxed, aluminum cornice. A cross-gabled roof, clad in asphalt shingles, caps the dwelling. One interior brick chimney protrudes from the roof ridge at each end of the main block. Two interior brick chimneys are located on the roof ridge of the rear ell. A one-story, one-bay, lean-to frame addition is attached directly to the north (rear) elevation of the rear ell. Additionally, a one-story, four-bay, partially enclosed porch is situated on the east elevation of the rear ell.

The symmetrical façade faces south. The south (front) elevation contains five bays and a regular fenestration pattern. The central bay of the first floor contains a set of paired one-arched-panel over one-rectangular-panel doors. A transom, covered in plywood, sits atop the entry while one two-light over one-panel sidelight, currently covered with plywood, flanks each side of the entry. Two two-over-two light, double-hung sash wooden windows are located on each side of the paired doors. Each window is trimmed with a plain, flat, wooden and aluminum surround. The second floor contains five evenly spaced, two-over-two light, double-hung sash wooden windows, trimmed with plain, flat, wooden and aluminum surround. Two evenly spaced, high-pitched, gable-roofed dormers project from the roof. Each dormer is covered with asphalt shingles and contains one two-over-two light, double-hung sash aluminum window.

A one-story wooden porch, carried by brick piers, extends the full width of the south elevation. Chamfered wooden posts and highly decorative brackets and scrollwork support the asphalt-shingled shed roof. A balustrade, comprised of squared spindles, stretches all three elevations of the porch. Four wooden steps, flanked by a wooden rail on the east side, lead to the wooden porch floor.

The west elevation of the main block is devoid of openings. The west elevation of the rear ell contains six bays situated in an irregular fenestration pattern. The first floor contains one one-light, tripartite window in the

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE

Section 7 Page 2

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northernmost bay. Two two-over-two light, double-hung sash wooden windows with plain, flat aluminum surround, occupy the next two bays to the south of the tripartite window. The southernmost bay of the first floor contains a one-light-over-two-panel single-leaf wooden door. The northernmost bay of the second floor of the west elevation rear ell contains a one-over-one light, double-hung sash modern aluminum window. Three two-over-two light, double-hung sash wooden windows occupy the three southernmost bays of the second floor. Two evenly spaced, gable roof, asphalt-shingle-covered dormers project from the roof. Each dormer contains one two-over-two light, double-hung sash wooden windows. Additionally, the ghost of the roof line of a one-story porch suggests that a porch once extended the full width of the west elevation of the rear ell.

The rear lean-to addition attached directly to the north elevation of the rear ell contains one bay on the west elevation. This opening consists of one one-over-one light, double-hung sash modern aluminum window.

The north elevation of the main block contains three bays in an irregular fenestration pattern. The first floor contains two evenly spaced, two-over-two light, double-hung sash wooden windows. Two two-over-two light, double-hung sash wooden windows occupy the second floor directly above the first floor openings. A single, one-over-one light, double-hung sash aluminum window is located in the easternmost bay between the first and second floors. The north elevation of the rear ell contains no openings. One paired, one-over-one light, double-hung sash modern aluminum window occupies the sole bay of the north elevation of the rear lean-to addition. The north elevation of the east elevation addition contains one single-leaf, modern, aluminum screen door.

The east elevation of the main block contains one bay. The first and second floors each contain one two-over-two, double-hung sash wooden window located to the far north of the elevation. The rear ell contains five bays. A wooden porch partially conceals the first floor fenestration. Enclosed on the far northern end with aluminum siding, the porch contains four modern jalousie windows in the enclosed end. Two two-over-two light, double-hung sash wooden windows are visible in the southernmost bays underneath the wooden porch roof of the rear ell. The wooden porch shelters one full-paneled, single-leaf wooden door located adjacent to the enclosed porch area. Six evenly-spaced, one-over-one light, double-hung sash modern aluminum windows occupy the second floor of the rear ell. The rear lean-to addition contains one six-paneled, single-leaf, wooden door.

The east elevation one-story wooden porch openly extends three bays. The wooden frame porch sits atop a concrete block foundation and contains a concrete floor. A simple wooden balustrade extends between two square support posts. A shed roof covered with asphalt shingles shelters the porch and enclosure. The northernmost section of the porch is enclosed with aluminum siding.

### **Outbuildings**

A one-story, two-bay, *circa*-1952 concrete block workshop/garage sits immediately to the north of the main dwelling. To the north of this building sits a one-bay, two-story, *circa*-1875 frame corncrib/granary atop a concrete block foundation, reportedly moved to the site from "a farm near the canal" in the 1950s (Baker 2005). Likewise, a one-story, one-bay, *circa*-1875 frame equipment shed, also purportedly moved to the site at the same time, is located immediately north of the corncrib/granary. According to Mr. Baker, these buildings were brought to the farm strictly for functional reasons, as the farm operations required more outbuildings at that time (ca. 1950s).<sup>1</sup> To the east of the main dwelling sits a one-story, two-bay, *circa*-1952 concrete block garage. A one-story, one-bay, *circa*-1900 frame poultry house stands to the north of the garage. A one-story, one-bay,

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<sup>1</sup> Mr. Baker, personal communication, 6 Dec 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**

**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE

Section 7 Page 3

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*circa*-1930 concrete block milkhouse provides the only evidence of the large *circa*-1875 dairy barn, which stood prominently at the far northern edge of the property until 1995-96. A *circa*-1952 windmill, no longer in use, still stands to the south of the milkhouse. A *circa*-1984 corrugated metal grain silo is located to the east of the milkhouse. A modern metal pole building is located at the far northeast corner of the property, outside the farm complex. A *circa*-1981 concrete in-ground swimming pool separates the main dwelling from a *circa*-1981 frame dwelling, currently inhabited by the present owners and located to the east of the historic dwelling.

Cultivated fields surround the property to the north, south, and east, and an original tree line remains to the west of the main dwelling. In addition, the property contains various mature trees and shrubs spaced throughout the building cluster.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE

Section 8 Page 1

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**Statement of Significance**

The main dwelling of the J. Houston Farm is recommended eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of a residential resource. The Houston House, circa 1880, embodies the characteristics of the Folk Victorian architectural style (1870-1910), including a cross-gabled roof, a one-story, full-façade, highly decorative wooden porch, a symmetrical façade, and a paired front door flanked by sidelights.<sup>2</sup> With the exception of the aluminum siding and replacement windows scattered throughout the elevations, the dwelling remains virtually unaltered and therefore manifests the feel of late-nineteenth-century residential architecture. While this architectural style was not uncommon to farmhouses in the area, the J. Houston House retains better integrity than other extant rural examples.

Between 1860 and 1900, there arose developments in building technology, such as balloon framing and wire nails, that enabled the construction of irregular floor plans and protruding bays. In addition, mass-produced doors, windows, roofing, siding, and decorative detailing could be shipped throughout the country with ease via the railroad. The Folk Victorian architectural style was one such product of these new developments in construction. This property type was a simple folk house that was less elaborated than the styles it attempted to mimic (usually Italianate, Queen Anne, and Gothic Revival). Varying in gable orientation, the common factor is the application of pre-cut detailing at the porch ceiling and cornice line. This detailing was usually applied to traditional folk house forms. Another identifiable feature is that of turned or chamfered porch supports with turned balustrades.<sup>3</sup> The Folk Victorian style was also expressed using the popular gable roof with cross gable form, as seen in the Houston House. The Folk Victorian style was common to dwellings in Middletown and somewhat less common to farmhouses.

The 1849 Rea and Price map of New Castle County, Delaware indicates that an "N. Appleton" resided in, but did not necessarily own, the dwelling on this 175.0-acre farm. Scharf's 1888 *History of Delaware* does not specifically list an "N. Appleton" in its text; however, the book does mention an active Appleton family in New Castle County. Nicholas Appleton is listed in the 1849 tax assessments for Saint Georges Hundred, but not as a land owner.<sup>4</sup> Appleton practiced mixed farming and produced grain, hay, potatoes, meat, and butter. He had a relatively large herd of milk cows and his resultant butter production was well above the average for the hundred.<sup>5</sup> Sometime during the nineteenth century prior to 1867, James Wilson acquired the property and died intestate while still seized of the land. James Wilson is listed in the 1837 and 1849 tax assessments for St. Georges Hundred as the owner of a 160.0+ acre farm that included a frame dwelling and barn.<sup>6</sup> By 1861, Wilson's estate was assessed for 175.0 acres with a frame house and outbuildings.<sup>7</sup> In the 1860 agricultural census, John Wilson, James's son, was listed as cultivating 210.0 acres of improved land. Wilson produced wheat, corn, oats, potatoes, hay, meat, and butter.<sup>8</sup>

During March 1867, Philadelphian John Wilson and his wife, Mary, heirs of James Wilson, sold the 175.0-acre property to Thomas Massey for \$19,500.<sup>9</sup> Two weeks later, Massey conveyed the same farm to John Houston

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<sup>2</sup> McAlester 1998: 308-309.

<sup>3</sup> Ibid.: 309-310.

<sup>4</sup> New Castle County Tax Assessment Records, 1849. Delaware Public Archives, RG2535.000, Microfilm Roll #019.

<sup>5</sup> United States Census Bureau, Agricultural schedules, Saint Georges Hundred, New Castle County, Delaware, 1850.

<sup>6</sup> New Castle County Tax Assessment Records, 1837 and 1849. Delaware Public Archives, RG2535.000, Microfilm Rolls #016 and #019. The Wilson farm was listed at 160 acres in 1837 and 165 acres in 1849.

<sup>7</sup> New Castle County Tax Assessment Records, 1861. Delaware Public Archives, RG2535.000, Microfilm Roll #006.

<sup>8</sup> United States Census Bureau, Agricultural schedules, Saint Georges Hundred, New Castle County, Delaware, 1860.

<sup>9</sup> New Castle County Deed Book K8: 408.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 8 Page 2

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for \$19,620.<sup>10</sup> The 1868 Beers atlas confirms John Houston as the owner of the farm. The atlas also shows a house near to the one that currently resides on the property. It is possible that this current dwelling incorporates an earlier dwelling, likely in the rear ell. The 1868 tax assessment records for St. Georges Hundred indicate that John Houston owned three farm parcels, one of which was the 175.0-acre parcel mentioned above.<sup>11</sup> This farm contained a frame dwelling and outbuildings. According to the 1870 agricultural census, John Houston worked a 54.0-acre parcel, which is not the N05195 property.<sup>12</sup> This data suggests that Houston rented out the 175.0-acre farm that includes N05195. By 1881, Houston was assessed for 300.0 acres, of which 275.0 acres was tilled. Buildings on his farm included a frame house, barn, granary, and stables.<sup>13</sup> Only the dwelling remains on the property today.

During his ownership, John Houston rebuilt an existing dwelling or erected the Folk Victorian-style house that stands today. Houston died intestate in August 1881. The 1881 Hopkins atlas indicates that G.H. Houston owned the 'Sunnie Cliffe' farm. The 1880 agricultural census indicates that George H. Houston's farm consisted of 150.0 acres of improved land and a 25.0-acre woodlot.<sup>14</sup> At the time, George Houston rented the farm from John Houston. Houston followed the same trends as other farmers in the area by raising livestock, producing butter, and cultivating grain and potatoes. By St. George's Hundred standards, Houston's farm was near average in size and well above average in terms of grain production and livestock value. Still, Houston eschewed large-scale orchard production; his farm contained an orchard of just ten apple trees.<sup>15</sup>

The property remained in the Houston family until 1899, when the property was conveyed to Samuel W. Hall of Dover for \$17,000.<sup>16</sup> The property stayed in the hands of the Hall family for almost two decades until, in 1917, it was sold to George Crossland for \$20,400.<sup>17</sup> The financial problems generated by the Great Depression befell George Crossland as it did many other residents of New Castle County, Delaware. With Crossland owing over \$13,000 to Thomas C. Frame, assignee of S. Warren Hall, with no means of making restitution, Frame took Crossland to court and won a judgment against him. Under a writ, New Castle County Sheriff Joseph H. Gould seized Crossland's land and auctioned it during a Sheriff's Sale. At that time, the property's improvements included: "...a large Mansion Dwelling house, large stables, barns and other out-buildings."<sup>18</sup> Thomas C. Frame placed the winning bid of \$14,500, and Sheriff Gould drafted a deed of sale in favor of Frame in October 1933, after which Frame acquired the property.<sup>19</sup> Frame held the property for about three and one-half years before selling it to Albert T. Sartin, of Chesapeake City, Cecil County, Maryland for \$18,900 in March 1937.<sup>20</sup> Sartin moved to the farmstead after purchasing it. Based on an interview with the current owner, Sartin operated a dairy on the property. He remained tenured in the land until January 1951, when he sold the property to Howard B. Carter and his wife, Viola, for \$38,000.<sup>21</sup>

A year later in 1952, the Carters conveyed the farm to Robert Baker and his wife, Addie, of Bristol,

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10 Ibid.

11 New Castle County Tax Assessment Records, 1868. Delaware Public Archives, RG2535.000, Microfilm Roll #008.

12 United States Census Bureau, Agricultural schedules, Saint Georges Hundred, New Castle County, Delaware, 1870.

13 New Castle County Tax Assessment Records, 1881. Delaware Public Archives, RG2535.000, Microfilm Roll #014.

14 United States Census Bureau, Agricultural schedules, Saint Georges Hundred, New Castle County, Delaware, 1880.

15 University of Virginia Geospatial and Statistical Data Center, United States Historical Census Data Browser. University of Virginia. <  
<http://fisher.lib.virginia.edu/census/> > Accessed 11 Nov 2005.

16 New Castle County Deed Book D18: 21.

17 New Castle County Deed Book C27: 589.

18 New Castle County Deed Book S38: 401.

19 Ibid.

20 New Castle County Deed Book I40: 138.

21 New Castle County Deed Book U50:469.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE

Section 8 Page 3

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Pennsylvania, for \$50,000. When the Bakers purchased the farm, both of the Baker brothers, Robert and Warren, initially operated the farm together. At that time (1952), the farm consisted of the main dwelling, barn, windmill, milkhouse, and poultry house. Subsequently in 1959, Warren Baker moved to his own farm (a dairy operation) on Shallcross Lake Road. The Baker brothers continued to work together and support one another in their respective farm operations. Hence, the N05195 farm was part of the larger Baker Farms operation. As stated above, the Bakers brought several nineteenth-century outbuildings to the farm in the 1950s for more storage and greater functional specificity. They also constructed a series of other structures during their 50+ year tenure of the farm, including several sheds, a garage (ca. 1952), a shop (ca. 1952), a grain silo (ca. 1984), a frame dwelling (ca. 1981), and a swimming pool (ca. 1981). During the 1950s, the farm produced potatoes, tomatoes, corn, and wheat. The tomatoes were processed at a nearby cannery. However, when the cannery ceased operations sometime during the 1950s, the Bakers stopped growing tomatoes as a farm product. They continued to grow potatoes into the 1960s, until problems with maintaining a season labor crew for harvesting led the Bakers to abandon this specific crop. Under the Bakers tenure, the N05195 farm was not a dairy operation; however, the Bakers did raise beef cattle. The farm continues to produce grains, including corn, wheat, and soybeans. The barn that had stood on the property since the mid-nineteenth century burned down ca. 1995-96 due to an electrical fire. It has not been rebuilt.<sup>22</sup> The farm, which currently consists of 254.0 acres, still remains in the ownership of the Baker family; specifically George D. Baker, son of Robert and Addie, and his wife, Patricia. Plans are currently underway review for the subdivision of the farmland as part of the proposed Bayberry North development. The New Castle County Historic Architectural Review Board has requested that the open space surrounding the farm complex and the pre-1940 buildings be preserved as part of the proposed development.<sup>23</sup>

The J. Houston House was evaluated as a residential resource as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report*.<sup>24</sup> In order to be seen as a significant example of residential architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction. Individual buildings must possess strong integrity of design as well. The J. Houston House embodies the Folk Victorian architectural style and retains integrity from its period of construction (ca. 1880).

The J. Houston House retains its original massing, fenestration pattern, cross-gable roof, chimney placement, and ornamentation, therefore supporting the integrity of design. Although the dwelling retains some original windows and paneled entrance doors, the addition of aluminum siding in conjunction with the replacement of some of the original windows compromises integrity of materials. Integrity of workmanship is evident through the retention of the original decorative front porch and the boxed cornice. The J. Houston House possesses integrity of location, for the house is original to the site. In addition, the property also retains integrity of setting for cultivated fields and a screen of trees. The cumulative effect of integrity of design, workmanship, location, and setting creates a feeling of the late nineteenth century. Therefore, the Houston dwelling possesses integrity of feeling. The addition of modern outbuildings and dwelling as well as the absence of the large dairy barn do not infringe upon the overall sense of the historic dwelling as a late-nineteenth-century example of Folk Victorian architecture, for they are located to the rear of the dwelling.

Regarding eligibility of outbuildings in a farm complex under Criterion C, the U.S. 301 Historic Context and

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<sup>22</sup> Mr. Baker, personal communication, 6 Dec 2005.

<sup>23</sup> Christine Quinn, e-mail correspondence, November 2005.

<sup>24</sup> A.D. Marble & Company 2005.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 8 Page 4

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Reconnaissance Report states:

Unless an individual building is all that remains of the farm complex, farm-related buildings, including residences, will generally be evaluated within the context of the farm complex rather than for their individual architectural significance. In order to be seen as significant as an example of a farm building, a resource must possess the following as well as integrity from the period of significance:

- Unique or rare examples of barn, dwelling, or outbuilding types or landscape feature;
- Well-preserved examples of barn, dwelling, or outbuilding types that retain exceptional integrity of materials, workmanship, and design;
- Barn, dwelling, or outbuildings types that exceed the level of workmanship of other properties in the study area and retain integrity of workmanship and materials; or
- Barn, dwelling, or outbuildings that reflect the artistic values of a cultural group and retain integrity of workmanship and materials.<sup>25</sup>

Within the farm complex, only one architecturally notable outbuilding remains: the corncrib/granary. The corncrib/granary is an example of a timber frame corncrib with center aisle, second-story grain storage spaces, and floor-mounted grain chutes. The relocation of the building to the farm in the mid-twentieth century resulted in the loss of the former stone foundation. Better-preserved examples of corncribs that retain their historic location and setting and stone foundations remain in the area on Cochran Grange (N00117—HABS recorded) and Mt. Pleasant Farm (N05242). Therefore, the corncrib/granary is recommended not eligible in the area of architecture.

The history of the J. Houston Farm is one of agricultural diversification and represents many of the changes and developments that occurred in agriculture in St. Georges Hundred in the nineteenth and twentieth centuries. In the mid- to late nineteenth century, the farm produced butter, potatoes, livestock, and grains, reporting above average returns. By the twentieth century, farm output focused on liquid milk production. In the 1950s, the farm changed ownership, and the new owners, the Bakers, began selling market crops (potatoes and tomatoes) and beef cattle. Today the farm is used for the cultivation of field crops, including soybeans and corn; therefore, upon initial examination, it appears that the J. Houston Farm has historical agricultural significance within St. Georges Hundred. However, the property does not retain sufficient integrity to be considered an eligible farm complex.

Under the guidelines prepared for the evaluation of Agricultural Resources and presented in the *U.S. 301 Historic Context and Reconnaissance Survey Report*, in order to be seen as a significant example of a farm complex, a resource must also possess features that date to and retain integrity from the period of significance. First, the setting of the land must reflect agricultural use or, at a minimum, a buffer between the farm and surrounding land use; the J. Houston Farm retains an agricultural setting amidst cultivated fields. The door and farmyards also retain some mature trees, notably a line of trees running along the south and west elevations of the dwelling. Additionally, a historic dwelling must be present on the property, with or without additions or extensions. The J. Houston Farm retains a historic farmhouse that possesses integrity. A historic barn, the predominant agricultural outbuilding in the complex, should be extant on the property; the integrity of design, association, and feeling of the Houston farm complex has been compromised by the removal of the former

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 8 Page 5

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*circa*-1875 barn that was located at the northeastern end of the farm complex until about ten years ago.

At least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or dwelling must exist that retain significant integrity of materials and design to convey the types of farming conducted on the property. The Houston farm retains a number of historic outbuildings; however, only the poultry house and milkhouse date to the period of agricultural use prior to the acquisition of the property by the Bakers in 1952. With the loss of the barn and other nineteenth-century outbuildings (such as the stables mentioned in historic deeds), the poultry house, milkhouse, and dwelling cannot convey the nineteenth and early-twentieth-century agricultural significance of the property on their own.

Since the corncrib/granary and equipment shed were moved to this property, they cannot be considered to contribute to the nineteenth-century farm complex. While the movement of outbuildings within and between farmsteads is a common agricultural practice, National Register guidelines state "a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event." The corncrib/granary and equipment could not be considered eligible under Criterion A in the area of agriculture until the year of their arrival on the property in 1952.

Several other agricultural outbuildings were erected on or moved to this site in the 1950s; however, these buildings present an incomplete picture of the variety of farming operations that were being practiced on the J. Houston Farm in the mid-twentieth century. The workshop, garage, and equipment shed are illustrative of the mechanized farming that was widely practiced by this time, while the corncrib/granary is reflective of the continuation of grain farming, either for sale or feed. No structures in which harvested vegetable crops were stored remain on the property, possibly because the vegetables were kept in storage buildings on the associated Baker Farm on Shallcross Lake Road (this farm contains a potato house that was erected in 1962). In the mid-twentieth century, the barn (shown with linear additions in 1962, likely feeding or loafing sheds) was used to house beef cattle and hay; no evidence of cattle raising or haying remains on the J. Houston Farm. To be eligible for listing in the National Register for agriculture, the J. Houston Farm would need to retain more physical evidence of the mid-twentieth century agricultural practices that were conducted on the farm.

The farmstead must retain an identifiable plan or arrangement of buildings and structures; the integrity of design and setting of the farm complex has been somewhat compromised by the introduction of a modern dwelling and pool and corn bin within the farm complex. An examination of historic aerials reveals that the dwelling and pool were erected in the proximity of a former orchard. In addition to affecting the design of the farm, these modern additions alter the feeling of a historic farm complex as they are not clearly disassociated from the historic outbuildings.

Under National Register Criterion B, the J. Houston Farm is recommended not eligible due to lack of association with a significant individual. Based on an examination of primary and secondary sources, neither J. Houston, who is believed to have erected the dwelling, nor any of the other property owners are not known to have carried out any activities that were demonstrably important to the local area.

The J. Houston Farm is recommended not eligible under Criterion D (potential to yield information). Eligibility of aboveground resources under Criterion D is rare; to be eligible under Criterion D, a building must possess the potential to yield information on practices or methods of construction. The dwelling is believed to be built of



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 8 Page 6

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frame, a common construction technique, and does not appear to have the potential to be an important source of information. The other extant buildings feature unremarkable construction techniques. As no archaeological testing has been conducted on the J. Houston property, the property's archaeological potential cannot be assessed at this time.

The main dwelling is the only resource contributing to the property's significance as an eligible example of residential architecture. Eight non-contributing resources are located on the property. These include a workshop/garage, corncrib/granary, equipment shed, poultry house, milkhouse, garage, metal pole building, and modern dwelling. In addition, a grain silo, a windmill, and a swimming pool are also non-contributing structures.

State Historic Context Framework:

Time Period: 1880-1940 Urbanization and Early Suburbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 9 Page 1

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE

Section 9 Page 2

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

J. Houston Farm, New Castle County, DE  
Section 10 Page 1

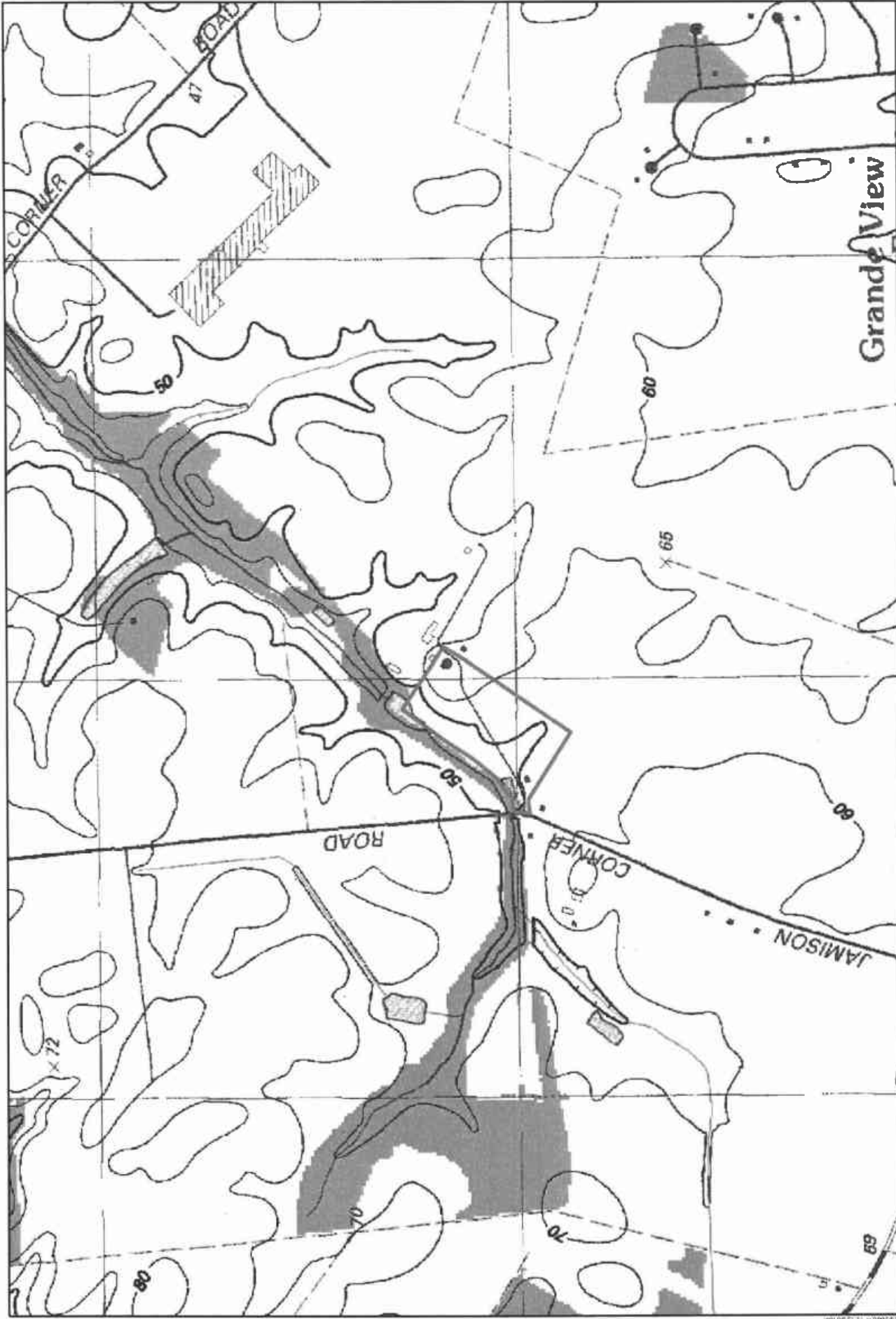
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**Verbal Boundary Description**

A portion of the existing New Castle County Tax Parcel 1300800006 will serve as the National Register boundary for the J. Houston House. This boundary includes the main dwelling and associated driveway, which occupy a 17.45-acre irregularly shaped parcel. From the point where the driveway meets Hyetts Corner Road on the south side of the driveway, the boundary follows along the tax parcel boundary, extending 105 feet northeast before turning to follow along a tree line 629 feet to the southwest. The boundary then makes a 90 degree turn to the north and extends northeast for 1201 feet to a point on the eastern side of the driveway. The boundary then turns 90 degrees to the west and extends along the south side of the workshop/garage and through a field 582 feet to the northwest to a point where it meets the western edge of the tax parcel. The boundary then follows along the tax parcel line 1221 feet to the southwest to Hyetts Corner Road. The boundary extends along the tax parcel line adjacent to Hyetts Corner Road 123 feet to the point of beginning.

**Boundary Justification**

The boundary includes the dwelling, which is recommended eligible for architectural significance, the gravel lane that provides access to Jamison Corner Road, and surrounding farmland. The boundary does not include the associated agricultural structures as the property is recommended not eligible for agricultural significance. This boundary was prepared in accordance with the guidelines set forth in the *National Register Bulletin: Defining Boundaries for National Register Properties* (National Park Service 1997).



N05195

J. Houston House  
Middletown, New Castle County, Delaware

July, 2006

1,000 Feet



Proposed National  
Register Boundary

Source: USGS 7.5' DRG: St. Georges, DE

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name C. Polk Estate

other names/site number N05221

2. Location

street & number 929 Middletown Warwick Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

1                      1 Total

Number of contributing resources previously listed in the National Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====6.  
Function or Use

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

=====7. Description

Architectural Classification (Enter categories from instructions)

  Greek Revival; Italianate  

Materials (Enter categories from instructions)

foundation   brick  

roof   asphalt  

walls   aluminum siding  

other   chimneys: brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)



=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1840

Significant Dates ca. 1840

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

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## 10. Geographical Data

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Acreage of Property 2.04

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing    Zone Easting Northing

1 18 435075.96E 5634307.64N    3 \_\_\_\_\_

2 \_\_\_\_\_    4 \_\_\_\_\_

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

=====

name/title Lauren Archibald and Catherine Dluzak, Architectural Historians  
and Paul Schopp and Dan Bailey, Historians

organization A.D. Marble & Company    date July 2006

street & number 375 East Elm Street, Suite 200    telephone (484) 533-2500

city or town Conshohocken    state PA    Zip code 19428

=====

Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Richard P. Money

street & number 1963 Middle Neck Road

telephone (302) 378-4247

town/city Middletown

state DE

zip code 19709

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 7 Page 1

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**Description**

The C. Polk Estate is located at 929 Middletown Warwick Road, New Castle County, Delaware. The property lies approximately 1.0 mile east of the Delaware-Maryland state line, in southwestern St. Georges Hundred. Cultivated fields surround the property, and a farm lane leads west from the main road, passes on the south side of the dwelling, and continues westward toward fields behind the house. Standing buildings include the farmhouse (ca. 1840), a barn (ca. 1880), and three modern trailers. The dwelling is used for residential purposes and the barn is used for storage. Other agricultural outbuildings, which were once clustered to the west of the farmhouse, are no longer standing. Sandy Branch, a tributary of Great Bohemia Creek in Maryland, extends into the northwestern edge of the property.

**Dwelling**

The C. Polk farmhouse is a two-and-one-half-story, five-bay frame dwelling with a two-story rear ell at the southern end of the rear (west) elevation. The walls of the farmhouse are constructed of wood frame, clad in aluminum siding, and rest on a brick foundation. The roofline of the main block is sheathed in asphalt shingles and features brick interior chimneys in the gable ends. The main entrance is through the central door of the east elevation. Secondary entrances are found at the south and west elevations of the rear ell. The rear ell is constructed of two linear additions which are housed under a side gable roof that features a centrally placed brick chimney. The walls of the rear ell are sheathed in vinyl siding, and the roof is covered in composition shingles.

Interior access to the center hall plan is provided through a pair of arched-panel wood doors with decorative moldings located on the façade (east) elevation of the dwelling. A glazed transom and side lights with etching surround the door. The entrance is accessed by brick steps and a landing. The entrance is flanked by pairs of two-over-two double-hung wood sash windows. The upper levels repeat this fenestration pattern with five windows illuminating the second and third floors and the attic half story. Windows in the first two floors of the building are of equal size and two-over-two double-hung sash. Windows in the top half story are smaller than those in the lower levels, creating the effect of a frieze just below the eaves of the house. The attic level windows are also two-over-two double-hung sash. The eaves project slightly, forming a boxed cornice decorated with scrollwork brackets. The brackets appear on the front and rear elevations as well as both gables. Two interior end brick chimneys, with corbelled tops and drip courses near the ridge, emerge from the roofline.

St. Georges Hundred tax assessment data indicates a log dwelling encased within the rear ell may precede the construction of the main block, a common occurrence in St. Georges Hundred in the mid- nineteenth century. This cannot be confirmed; previous documentation prepared in 1985 made no mention of an earlier log dwelling located in the rear ell, and there is no immediate physical evidence (deep window sills or sagging of walls in the middle) at the exterior.

The first period of the rear addition contains a single door on the first level and three asymmetrically placed windows on the second level. The door is protected by a classical portico with thin, unfluted columns supporting a pedimented gable roof. The second period of the addition connects directly to the first and is distinguishable as a separate structure by a slight change in the pitch of the side gable roof. Fenestration in this addition consists of a door located slightly to the left of the structure's center and a small, single-pane, double-hung sash window immediately to the right of center. A gable roof hood projects above the door. A

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 7 Page 2

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paired window comprised of two single-pane double-hung sash is centrally located on the second floor. Abutting the southwest side of the rear ell is a small, shed-roofed pantry which appears to date to the construction of the second addition. The windows on the kitchen addition consist of a pair of four-over-one double-hung sash. Three irregularly spaced second-story windows are the same as those found on the front block.

The north elevation presents an irregular form created by the construction of a shed-roofed addition in the corner between the front block and ell. In 1985, this room was used as a laundry area. A small porch with concrete flooring leads to the laundry room entrance. The door is wood, with eight lights running most of the length of the door. A pair of one-over-one windows flank the entry. Other windows are of the same type found on the south side of the ell. Located on the north side of the front block is the bulkhead entrance into the cellar of the main house. Metal doors cover the stairs leading down into the cellar.

A survey conducted by the University of Delaware (no date; but likely ca. 1984-1985, as part of the *Rebuilding St. Georges Hundred* research) provided a detailed description of the interior of the C. Polk House. That documentation is on file at CHAD. The description is repeated below, as follows:

Entering the house through the front door, one comes into a hall flanked on each side by an equally sized room. The open string stair case is located on the left side of the hall; twelve treads lead to the second store landing. The newel post is octagonally shaped, veneered with burl walnut. The thin balusters are turned. The stair case is enclosed forming a small closet.

The molding and trim surrounding the front door and opposing rooms is the same. Several pieces of wood are used to produce a crosseted effect around the four panel doors that lead into the side rooms. However, generally, the baseboards and other trim are simple, displaying minimal lathe work. Flooring throughout the first floor of the main block is four inch, tongue and groove pine boards running from front to back. Cut nails are visible in the floor boards. All walls throughout the house are wallpaper over plaster.

The room on the right side of the hall is well balanced with opposing windows on the front and rear. A fireplace with projecting breast is located between the window on the north west wall. The painted white mantle is simply decorated with pilasters occurring on each side. Interrupting the floor, near the northwest corner of the room, is an approximately 4' x 3' trap door that provides internal access into the cellar. The ceiling is pierced by four heat registers that provide heat to the second story.

The room on the left side of the hall (southeast) has been altered. The original fireplace mantle and surround are removed and replaced with brick. The windows on the southwest wall were enclosed when the service ell was constructed. The former windows situated nearest the southeast wall now serves as a doorway into the first room in the ell. This area is a small vestibule providing access to the upstairs and a modern laundry room. Beyond the vestibule is a formal dining room.

Entering into the ell from the front section, evidence of a former door is present on the left

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 7 Page 3

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(southeast) exterior wall. On the right are two steps in front of a door enclosing a stairway to the second floor. Door surrounds in this room are different than those in the front section, lacking the crossting effect present in the previous rooms. The floor boards in this room display irregular widths and have a rougher appearance than those in the front block.

Adjacent to the staircase is an entrance into a laundry room. The door to this room is similar to those in the front of the house, but has different hardware, displaying an exterior box, rather than the integrated locks present in the first section. It is believed that this room originally functioned as a kitchen. It has been extensively renovated as displays no original material.

The dining room displays balanced fenestration. Two windows present on the northwest wall, are answered by a window and a door on the southeast wall. On the southwest wall the fireplace is flanked on the right by a built in cupboard and on the left by the entry into the period four kitchen. The woodwork in this room is the same as that found in the main section of the house. The door surrounds and fireplace mantle are exactly match those in the room on the right side of the hall. Flooring in this room is the same irregular width pine boards present in the vestibule.

The kitchen is located at the far end of the ell and represents the fourth period of construction. This room is heavily modernized. A fireplace is extant on the interior (northeast) wall. Though the stack is original, the fireplace is not. Molding around the doors is reeded and is unlike that present in other downstairs rooms. The floor is carpeted and a false timber ceiling. An exterior door, of recent date, is located on the southeast wall. A heavily renovated pantry is located on the southwest wall. All woodwork in the pantry appears contemporary.

The upstairs room arrangement of the front block mirrors that seen downstairs with one room flanking each side of a central hall. A modern bathroom is present between the two bedrooms rooms on the front (northeast) wall. Hallway baseboards are the same as those seen downstairs, displaying a 1/2" bead above a four inch board.

In the southeast bedroom, three windows are present. Two on the front wall and two, one on the right side of an enclosed fireplace, located on the southeast wall. A small built in closet is present on the right side of the fireplace. The molding in this room displays a smaller bead, and though similar, is not the same as that present downstairs. Four inch, pine tongue and groove boards provide flooring. On the southwest wall a vertical board door provides entrance into the rear section. The floor level in the rear rooms is Eight inches lower than in the front block.

The northwest bedroom arrangement and trim is the same as that found in the first bedroom, however, the fireplace has been removed and circular heat registers punctuate the floor. The bedroom doors and entrance to the third floor have raised panel wood doors of the same type found downstairs.

Two entrances lead into the room situated above the dining room; one from the southeast bedroom and the other via a staircase. The floor level of this room is eight inches lower than the northeast bedroom to which it is attached. Doors and trim display reading and are consistent with that found in the dining room below. Door hardware features external lock boxes, as opposed to

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 7 Page 4

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integrated units typical in the main block. A door closing off the staircase has been removed. This room features a small closet in the southeast corner. It is constructed of vertical beaded board paneling.

Adjacent to this room on the southwest end and situated over the kitchen and pantry is heavily modernized room. All original material has been replaced with the exception of a board and brace door. The walls are sheathed in cedar paneling and opening accented with contemporary trim. The floors are covered in plywood.

The third floor is finished attic space and features arched ceilings. The banister, newel post and balusters are much less finished on this level, displaying no turning. Two rooms finished as bedrooms flank each side of the hallway. Base boards, door and window surrounds echo the simplicity of the banister by presenting plain unworked boards as trim. At this level the doors are constructed of vertical boards with box lock hardware.

The cellar provides information on the changes to the house. Changes in the foundation and sill confirm three periods of construction in the ell. Evidence also shows that a bulkhead entrance was once present in the northwest gable end. The cellar was originally illuminated. Two filled in windows are present in the gable ends. Evidence of whitewashed joists and brick piers is present. A well is situated close to the center of the cellar. A stair leads to a trap door, entering into the northwest room of the main block (University of Delaware, Center for Historic Architecture and Design (CHAD), n.d. Polk Farm (N5221) architectural description and historic research, on file, CHAD, Newark, Delaware).

### **Barn**

A *circa*-1880 building, identified as a barn in the 1985 documentation, is located to the west of the dwelling. The central frame structure is clad in vertical wood planks and rests on a stone foundation. The size of the central block of this building seems to indicate that it may have historically served as a corncrib/granary; this theory is supported by the descriptive information presented in the 1985 documentation, which noted the presence of grain chutes and flanking corncribs at the first story. The gable front barn features two flanking shed roof bays. Flanking shed roof bays were constructed in ca. 1940 and ca. 1985 of frame and concrete block, respectively. Two metal garage doors have been added on the south elevation, and an overhead metal garage door is located at the north gable end. The building is now used for storage.

### **Removed Outbuildings**

Historic aerials from 1932 and 1962 reveal that in addition to the barn there were at least three other outbuildings on the property in the twentieth century. The 1985 documentation of the C. Polk Estate notes the presence of a granary:

The granary sits approximately thirty feet from the barn and is oriented at a right angle to it. Presently used as a garage, the granary is also sheathed in vertical board siding, and its flush verge roof is covered with metal sheets. An earthfast pole shed connect the barn and granary. The shed is comprised of two bays and its roof is covered with wood shingles. (CHAD), n.d. Polk Farm (N5221) architectural description and historic research, on file, CHAD, Newark, Delaware).

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 7 Page 5

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**Landscape Features and Setting**

The farm complex sits off the roadway at the end of a gravel drive and the remains of a historic tree allee. The complex is surrounded by agricultural fields that are currently rented out. A large modern truck stop and a modern produce stand are located adjacent to Middletown Warwick Road to the east, far from the farm complex.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The C. Polk Estate is recommended eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of a mid- to late-nineteenth-century residential resource of the rural elite. The size, the architectural detailing of the Italianate (brackets) and Greek Revival (frieze-like windows on upper story) styles, and the earlier rear ell which was converted to a service wing represent the emerging agrarian sensibilities regarding class, economics, social relationships, and domestic roles, attributed to the elite farmers of St. Georges Hundred throughout the mid- to late nineteenth century.

Over 40 years of “repairs and renewals” occurred on nearly every large farm concurrent with agricultural, economic, transportation, and social developments in St. Georges Hundred from 1850 to ca. 1880.<sup>1</sup> Building activity reflective of this trend included the alteration of old houses; the redevelopment of established sites; the development of new sites; and the reworking of new buildings.<sup>2</sup> Additionally, new and rebuilt houses of this period redefined the social and domestic relationships through the organization of household space. The architectural significance of these properties “rests firmly in a notion of what constitutes an appropriate form of building...As different in matters of form, materials, or style as the...houses were, they were nonetheless unified through the simple fact that they were all new and all of the best quality. The appropriate nature of architecture assigned to the rebuilding period then, is born of its expression of certain sets of social and domestic relationships.”<sup>3</sup> One notable influence of this new social order on the dwelling and its associated structures was the loss of separate structures with specific functions and the introduction of rear service ells and multi-functional domestic outbuildings.<sup>4</sup>

In July 1836, William Polk purchased an approximately 970.0-acre farm from William Rumsey for the sum of \$15,946.<sup>5</sup> Tax assessment records from 1837 indicate that the farm contained a 'log house and stabling.<sup>6</sup> Whether or not these structures were built prior to 1837 could not be conclusively determined, since the earlier owner, William Rumsey, did not appear in the tax assessment roles for the years 1829 and 1830.<sup>7</sup> However, it seems very likely that the log dwelling was extant at the time of the 1836 sale. William Polk owned 15 properties in St. Georges Hundred in the late 1830s, the largest being this 970+ acre farm. Among his properties was one with a brick mansion house, where he likely lived. Polk may have rented out the N05221 farm, though it was probably later occupied by one of his sons (likely Charles T. Polk). By 1849, the structures on the 970+ acre Polk farm were described as a frame and log house and barn.<sup>8</sup> Polk likely built the frame house onto the log dwelling at his farm sometime soon after the purchase, ca. 1840. The assessed value of the parcel, which was listed as 971.0 acres in both 1837 and 1849, rose significantly between these two dates. In 1837 the farm had an assessed value of \$11,652. By 1849, the assessed value was \$19,420, representing an increase of two-thirds. The 1849 Rea and Price map shows “W. Polk” (William Polk) as owner of the farm.<sup>9</sup> Upon his death (n.d.), William Polk devised the farm, referred to as “...the William Rumsey lands...” to Charles

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<sup>1</sup> Herman et al. 1985; Siders et al. 1993: 32.

<sup>2</sup> Ibid.

<sup>3</sup> Herman, Bernard L. et al. 1985, 8-3-8-4.

<sup>4</sup> Herman, Bernard L. et al. 1985, 8-4.

<sup>5</sup> New Castle County Deed Book X4:79

<sup>6</sup> New Castle County Tax Assessment Records, 1837. Delaware Public Archives, RG2535.000, Microfilm Roll #016.

<sup>7</sup> New Castle County Tax Assessment Records, 1829, 1830, 1834, 1836. Delaware Public Archives, RG2535.000, Microfilm Rolls #012.

<sup>8</sup> New Castle County Tax Assessment Records, 1849. Delaware Public Archives, RG2535.000, Microfilm Roll #019.

<sup>9</sup> Rea & Price 1849.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 8 Page 2

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T. Polk.<sup>10</sup> In the 1857 tax assessments, Charles T. Polk was listed as owner of a 554.0-acre farm that contained a frame dwelling and outbuildings.<sup>11</sup> In that same year, the property was assessed at \$22,660.<sup>12</sup> When Charles T. Polk died in 1863, his farm was devised to his sons: Cyrus, George W., Charles T., and William.<sup>13</sup>

Paralleling the economic success of St. Georges Hundred, the Polk farm appreciated significantly during the 1860s and 1870s. Assessed at slightly more than \$22,000 in 1852, the value of the property more than doubled to \$46,785 by 1870. Other Polk family members cultivated parts of the Polk farm using it at various times for cereal crops, tree fruits, nursery stock, and grapes. William Polk began planting peach trees as early as 1864, when accounts record a purchase of 189 trees for \$7.56. In 1870, Polk's orchards produced \$10,000 worth of products.<sup>14</sup>

The 1868 and 1881 maps attribute the farm to the C. Polk Estate ("C Polk Est" and "C.T. Polk, Est.," respectively).<sup>15</sup> William Polk died without issue and his share in the farm was conveyed to his surviving siblings.<sup>16</sup> In July 1889, George W. Polk, his wife Mary B., and Charles Polk conveyed their shares of the farm to Cyrus Polk for \$5.<sup>17</sup> With this transaction, Cyrus Polk received full title to the farm.

About six months later, in January 1890, Cyrus Polk conveyed the farm to Sarah E. Polk in consideration of \$5.<sup>18</sup> Sarah Polk held onto the farm for only six months before conveying the approximately 247.0-acre farm to William Taylor.<sup>19</sup> Taylor paid \$19,000 for the farm. The 1893 Baist map confirms "W[illia]m Taylor" as owner of the farm.<sup>20</sup> Following William Taylor's death (n.d.), the administrators of his estate sold the approximately 247.0-acre farm at a public sale. Joseph L. Gibson submitted the winning bid of \$7,830.<sup>21</sup>

In December 1915, Joseph L. Gibson died intestate. As per intestate laws of the State of Delaware, Gibson's farm was conveyed to his four surviving children: Charles K. Gibson, George L. Gibson, Anna G. Corbit, and Joseph Chester Gibson. Joseph Chester Gibson purchased his siblings' shares of the farm in March 1916, leaving him sole owner of the property.<sup>22</sup> Aerial photographs taken in 1932, during Joseph Chester Gibson's ownership, reveal the agricultural buildings were located to the rear of the house and faced a long narrow farm lane. It is difficult to discern the exact number of historic outbuildings present in 1932, although it appears that at least four buildings were standing in addition to the dwelling. The 1932 aerials also depict an allee of trees leading to the dwelling, similar in location to those that remain in the front yard today.

Joseph Chester Gibson died in December 1937. His will directed that his farm was to be sold.<sup>23</sup> In August 1945, the trustees of Gibson's estate finally sold the approximately 247.0-acre farm to Pauline F. Money in

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<sup>10</sup> New Castle County Register of Wills V1:456.

<sup>11</sup> New Castle County Tax Assessment Records, 1857. Delaware Public Archives, RG2535.000, Microfilm Roll #005.

<sup>12</sup> Ibid.

<sup>13</sup> New Castle County Register of Wills, Will of Charles T. Polk, 2 Dec. 1860.

<sup>14</sup> University of Delaware, Center for Historic Architecture and Design (CHAD) n.d., no page no.

<sup>15</sup> Beers 1868; Hopkins 1881.

<sup>16</sup> New Castle County Deed Book T14:221

<sup>17</sup> Ibid.

<sup>18</sup> New Castle County Deed Book X14:47.

<sup>19</sup> New Castle County Deed Book D15:200.

<sup>20</sup> Baist 1893.

<sup>21</sup> New Castle County Deed Book F18:181.

<sup>22</sup> New Castle County Deed Book A26:39

<sup>23</sup> New Castle Count Register of Wills Will Record R-19-105

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 8 Page 3

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consideration of \$28,000.<sup>24</sup> In November 1960, Pauline F. Money died and the farm was devised by her will to Leyland W. Money, Jr.<sup>25</sup> Aerial photographs taken in 1962 reveal the agricultural buildings were still in their linear plan. However, by this date, the allee of trees had been partially removed. A comparison of the 1932 and 1962 aerials also reveals that some of the buildings depicted in 1932 had been removed from the landscape by 1962. These buildings had been replaced by at least two new structures. The linear plan had somewhat been comprised by the addition of the new structures, which were accessed by a long U-shaped drive.

Leyland W. Money, Jr., retained title to the farm until his death in January 1992. By the terms of his will, the farm was his sons and current owner, Richard P. Money.<sup>26</sup> Recent aerial photographs dating to 2002 reveal the presence of four identical, rectilinear structures northwest of the dwelling. These structures are no longer extant.

The Charles Polk Estate was identified in 1979 and later evaluated by an anonymous person at an unknown date (likely 1985, as part of the Rebuilding St. Georges research). The documentation is on file at the University of Delaware, Center for Historic Architecture and Design (CHAD). In 1979, the property inventory included the dwelling (extant), a barn (extant), and three sheds (demolished). The *circa*-1985 documentation identified the dwelling, a rectangular frame barn, a frame granary, and an earthfast pole shed that connected the barn and granary. The *circa*-1985 documentation indicated the property was eligible for listing in the National Register under Criteria A and C; however, the eligibility determination was never confirmed.

The C. Polk House is recommended eligible under Criterion C as a typical example of a dwelling that was rebuilt by a prosperous farmer in St. Georges Hundred in the mid-nineteenth century. The size of the structure is indicative of the prosperity of the owner. The dwelling also exhibits a mix of details typical of a number of architectural styles: Italianate (brackets and entrance doors and surrounds) and Greek Revival (frieze of windows at half story of the facade). The mixing of architectural features was common to high-style dwellings on prosperous farms of this area. Finally, the incorporation of service space into a rear ell is reflective of the loss of separate outbuildings for separate functions. Typical of high-style dwellings of the period, based on the documentary evidence, it appears that the service ell may have incorporated an earlier log dwelling, although there is no physical evidence on the exterior.

In addition to retaining the architectural features common to high-style dwellings of the period, the C. Polk House retains sufficient integrity to be considered individually eligible. The one-story shed roof kitchen addition and laundry room addition to the rear elevations do not significantly compromise integrity of design, as the dwelling retains its historic massing, fenestration pattern, and roofline with end chimneys. Although the C. Polk House has some replacement windows at the rear ell, false shutters, and replacement wall and roof cladding, these changes do not significantly detract from the overall integrity of materials which remain evident at the exterior in the wood windows and doors, wood brackets, brick foundation, and brick chimneys. Integrity of workmanship is evident in the woodwork of the brackets at the roofline, and the detailing of the front door and its surround. The C. Polk House also retains its agricultural setting, as cultivated fields still surround the property. The loss of the domestic and agrarian outbuildings and additions and alterations to the barn have compromised the more immediate setting of the dwelling as part of a planned farm complex. The addition of

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<sup>24</sup> New Castle County Deed Book 145:163.

<sup>25</sup> New Castle Count Register of Wills Will Record P-9-371.

<sup>26</sup> New Castle Count Register of Wills Will Record 101509.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 8 Page 4

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trailers to the west of the dwelling and the appearance of the modern additions on the main dwelling do not infringe upon the overall feel of the C. Polk House as a mid-nineteenth-century dwelling, as they are small in size and scale and are clearly differentiated from the main dwelling. The social and economic status of the Polk family is clearly reflected in the size, construction, and acreage of the estate—all of which support integrity of association. Finally, the dwelling retains integrity of location, located at the end of a gravel drive adjacent to the historic Middletown-Warwick Road (U.S. 301).

While research revealed that the C. Polk House was part of an above-average farming operation in the nineteenth century, the farm complex does not retain sufficient integrity from the period of active agricultural use to be considered individually eligible. Based on the *U.S. 301 Historic Context and Reconnaissance Survey Report*, an eligible farm should possess specific features (house, barn, two outbuildings, small-scale features, plan, feeling of a farm complex, and circulation network) as well as integrity from the period of agricultural significance. The farm complex at the C. Polk property is located amidst agricultural fields, retaining integrity of setting. The farm complex also retains its historic farm lane, a barn, and a dwelling which are located in their original location. However, the loss of the historic outbuildings and original farm plan detract from integrity of design, feeling, materials, and association of the overall complex, rendering it not eligible under Criterion A .

The most prominent of the C. Polk agricultural outbuildings is a *circa*-1880 barn. The late-twentieth-century shed roof additions made to the barn to provide for more storage space detract from the integrity of design of the structure. Additionally, the replacement of the original hinged garage doors at the gable ends with overhead metal doors detracts from the integrity of materials and the feeling of a late-nineteenth-century crib barn. As noted in the context report, in addition to a dwelling and barn, at least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or dwelling must exist that retain significant integrity of materials and design to convey the types of farming conducted on the property. A former granary and equipment shed attached to the barn that were present at the time of the 1985 survey have since been removed. An examination of historic aerials reveals that in addition to the granary, at least two historic outbuildings were located on the property in 1932. The removal of the outbuildings has affected the overall integrity of design and feeling of the farm complex. The discontinuation of the use of the barn for agricultural purposes also affects the integrity of association of the farm complex.

The C. Polk Estate is recommended not eligible under Criterion B. While this was one of 15 farms under the ownership of William Polk, Charles Polk's father, it does not appear to be the property that best represents the contributions of William Polk, who did not reside on the property but in a brick dwelling, the location of which is unknown at this time. An examination of secondary resource data did not reveal that Charles Polk or any of the successive owners of the property made a significant contribution to local history.

The C. Polk Estate is recommended not eligible under Criterion D (potential to yield information). Eligibility of aboveground resources under Criterion D is rare; to be eligible under Criterion D, a building must possess the potential to yield information on practices or methods of construction. The C. Polk House is built of frame, and although there is reference to it in the primary documentation, an interior examination of the dwelling in 1985 revealed no evidence of a log dwelling on the interior. Should demolition of the dwelling be required, an investigation of the interior should be conducted to determine if the dwelling retains a log block which could yield information on that now uncommon construction technique. As no archaeological testing has been conducted on the C. Polk Estate, the property's archaeological potential cannot be assessed at this time.

**United States Department of the Interior**  
**National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 8 Page 5

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**State Historic Context Framework:**

**Time Period:** 1830-1880 Industrialization and Early Urbanization

**Geographical Zone:** Upper Peninsula

**Historic Period Themes:** Architecture, Engineering, and Decorative Arts

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 9 Page 1

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 9 Page 2

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Rea, Samuel and Jacob Price  
1849 *Map of New Castle County, Delaware*. Philadelphia, Pennsylvania.

University of Delaware, Center for Historic Architecture and Design (CHAD)  
n.d. Polk Farm (N5221) architectural description and historic research, on file, CHAD, Newark, Delaware.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

C. Polk Estate, New Castle County, DE  
Section 10 Page 1

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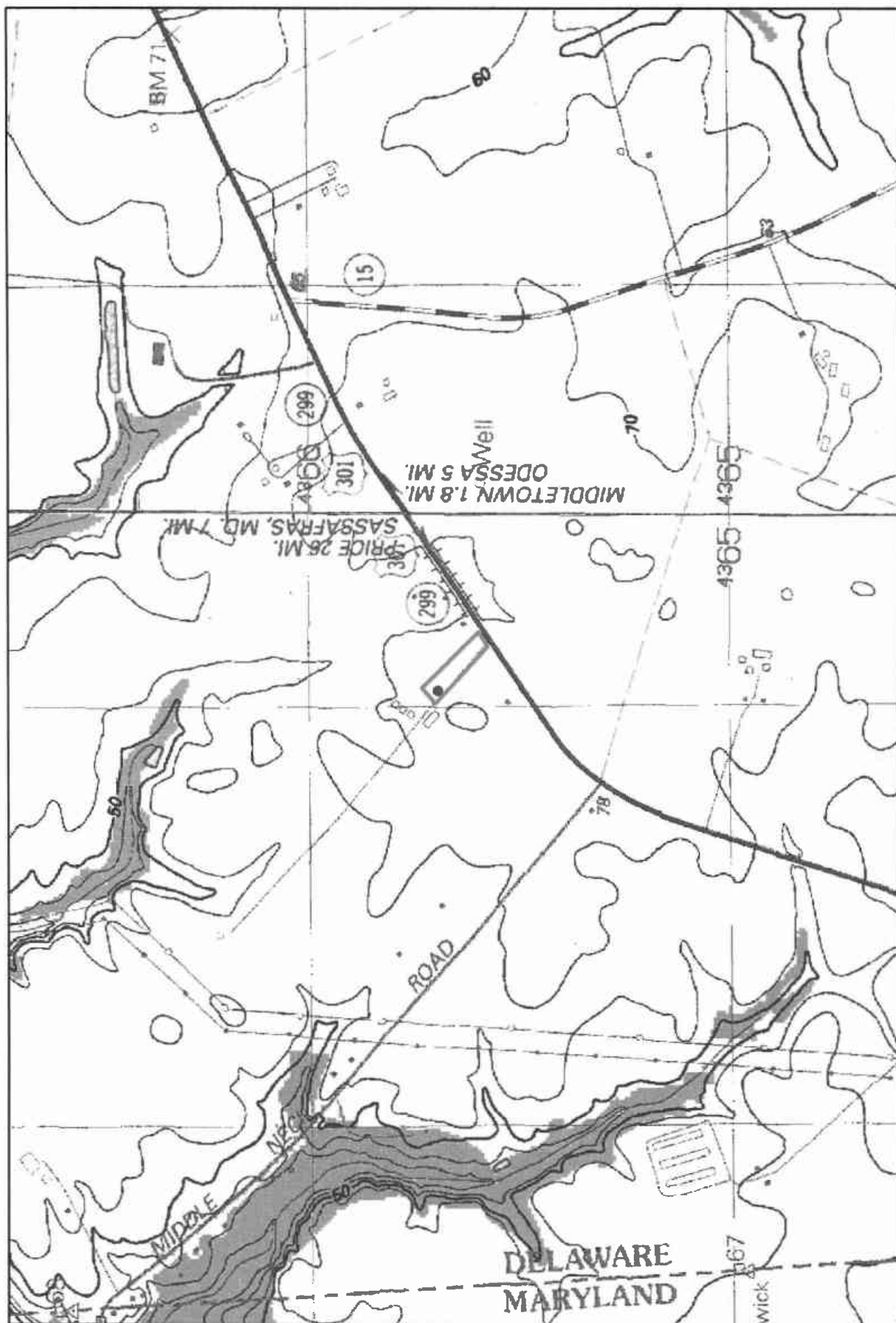
**Verbal Boundary Description**

A portion of the existing New Castle County Tax Parcel 1302600015, measuring 2.04 acres in size, will serve as the National Register boundary for the C. Polk Estate. Beginning at a point just south of where the existing driveway and Middletown Warwick Road meet, the boundary extends approximately 600.0 feet northwest along the south side of the driveway, to the edge of the yard at the rear of the dwelling. The boundary then extends approximately 160.0 feet northeast before turning 90 degrees and extending approximately 620.0 feet southeast along the north side of yard and the allee of trees. The boundary then extends approximately 140.0 feet southwest along the current tax parcel line to the point of beginning.

**Boundary Justification**

The rectangular-shaped boundary includes the main dwelling, a portion of the driveway, and the remains of an allee of trees which provide sufficient setting for the *circa*-1840 eligible resource. The boundary does not include the non-contributing barn and modern trailers. This boundary was prepared in accordance with the guidelines set forth in the *National Register Bulletin: Defining Boundaries for National Register Properties* (National Park Service 1997).





1,000 Feet

Proposed National  
Register Boundary

**N05221**  
**C. Polk House Estate**  
**Middletown, New Castle County, Delaware**

July, 2006

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Joshua Clayton Farm

other names/site number Mt. Pleasant Farm, N05242

2. Location

street & number 4564 Summit Bridge Road not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal Agency or Tribal government

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

=====

#### 4. National Park Service Certification

=====

I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register \_\_\_\_\_

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the \_\_\_\_\_  
National Register

\_\_\_\_\_ removed from the National Register \_\_\_\_\_

\_\_\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper    Date  
                                 of Action

=====

#### 5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>11</u>	<u>8</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>11</u>	<u>8</u> Total

Number of contributing resources previously listed in the National  
Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====6.

Function or Use

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

=====

7. Description

Architectural Classification (Enter categories from instructions)

  Folk Victorian  

Materials (Enter categories from instructions)

foundation   concrete  

roof   metal  

walls   asphalt  

other   cornice: wood; porch: wood; chimneys: brick  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Agriculture

Architecture

\_\_\_\_\_

Period of Significance 1860-1955

Significant Dates ca. 1860; ca. 1880

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

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## 10. Geographical Data

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Acreage of Property 95.17

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	18	438056.40E	5626316N	3	18	438744.77E	5626846N
2	18	438749.40E	5626260N	4	18	438005.19E	5626747N

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title Emma Young and Barbara Frederick, Architectural Historians

organization A.D. Marble & Company date July 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

## Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name John and Alice Deats

street & number 4564 Summit Bridge Road telephone property owner does not want to be contacted  
town/city Middletown state DE zip code 19709

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 1

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**Description**

Mt. Pleasant Farm, located at 4564 Summit Bridge Road south of Mt. Pleasant, Delaware, is a late-nineteenth-century farm complex. Cultivated fields line the north and south sides of the long farm lane that leads west from the road to the main dwelling and domestic and agricultural outbuildings, which comprise the property. The property remains in active agricultural use and retains the feeling of a late-nineteenth-century agricultural complex surrounded by crop fields on an active farmstead.

Mt. Pleasant Farm also retains a historic house (*circa* 1860 with 1880 update), tenant house (*circa* 1910), barn, and several domestic and agricultural outbuildings from the twentieth-century in an arrangement that can be identified as a range farm plan. In a range farm plan, the dwelling faces the main road, the farm lane runs along the side of the house, and the farm buildings are placed behind the house facing the lane, with the domestic outbuildings placed nearest to the house and the main barn farthest from it.<sup>1</sup> The property also contains various modern buildings, including a *circa*-2000 dwelling, a modern equipment shed, garage, prefab storage sheds, and transportable storage trailers, all of which do not detract from the overall mid-nineteenth century feel of the property as located on the northern and southern fringes of the property.

The farm retains features reflective of two local trends in agriculture: crop farming (retention of corncrib/granary and equipment sheds) and dairy farming (retention of dairy barn, milk house, and silo). Additionally, the farmstead retains a poultry house, which was common to most farmsteads dating to the early twentieth century. The dwelling (rebuilt through the addition to the front of the house and the incorporation of an earlier dwelling in the rear wing, *circa* 1880) and the corncrib/granary (*circa* 1870) are also reflective of the rebuilding campaigns that were undertaken on earlier farmsteads in the 1850-1880+/- time period.

**Dwelling**

The main dwelling, oriented on an east-west axis, is comprised of an original rear ell, erected *circa* 1860, and a front block that was erected *circa* 1880. The fusion of the two wings resulted in a T-shaped, two-and-a-half-story, four-bay frame dwelling. A one-bay, one-story, lean-to addition is attached to the west (rear) elevation of the rear ell. Green asphalt shingles cover the exterior of the dwelling, which sits atop a full concrete foundation. A plain, wooden, boxed cornice leads to the standing-seam metal, cross-gabled roof which caps the dwelling. The dwelling is devoid of shutters on all elevations. Two interior brick end-chimneys sit on the roof ridge of the *circa*-1880 block (herein referred to as the main block). A one-story, brick exterior chimney is located on the north elevation of the rear lean-to addition.

The symmetrical façade faces east and contains five bays. Two concrete steps lead to a one-story porch enclosed with vinyl siding (*circa* 1960) that extends the full width of the façade. Four, chamfered, original wooden porch posts support the standing-seam metal covered hipped roof. A tripartite jalousie window occupies the southernmost bay. One jalousie window flanks each side of the modern aluminum jalousie-window door. A tripartite jalousie window completes the northern bay of the first floor front porch. The second floor of the east elevation contains four evenly-spaced, one-over-one light, double-hung sash

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<sup>1</sup> Lanier and Herman 1997: 225



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 2

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windows surrounded by plain, painted, wooden trim. A louvered attic window sits in the peak of the cross-gable.

The south elevation of the main block contains two bays and a regular fenestration pattern. The first and second floors each contain two one-over-one light, double-hung sash windows surrounded with plain, flat, wooden trim. Two evenly-spaced, louvered attic windows occupy the upper story. The south elevation of the rear ell contains five bays and an irregular fenestration pattern. Six-over-six light, double-hung sash windows occupy the two westernmost bays on the first floor. A one-over-one light, double-hung sash window sits to the east of the square one-light, fixed casement window that occupies the center bay of the first floor. A rectangular, one-light, vertical casement window comprises the easternmost bay of the first floor. A rectangular one-light, vertical casement window sits to the east of three evenly-spaced, six-over-six light, double-hung sash windows on the second floor. A plain, flat, wooden surround is found on all the windows on the south elevation of the main block and rear ell.

The one-bay, one-story, rear, lean-to addition contains one bay on the south elevation in the form of a door. The details of the door are concealed by a wooden screen door. An aluminum overhang shelters the entrance, which is accessed by a concrete step.

The west (rear) elevation of the main block contains two bays in an irregular fenestration pattern. The first floor contains one one-over-one light, double-hung sash aluminum window completed with a plain, flat, wooden surround. The second floor contains two evenly-spaced, one-over-one light, double-hung sash aluminum windows, each completed with a plain, flat, wooden surround. The west elevation of the rear ell contains one bay. A louvered wooden window sits underneath the gable in the upper story. A square jalousie window occupies the only bay in the west elevation of the lean-to addition.

The north elevation of the one-story enclosed porch contains one bay comprised of a paired jalousie window. The north elevation of the main block contains two bays in a regular fenestration pattern. The first floor and second floor each contain two evenly-spaced, one-over-one light, double-hung sash aluminum windows. Two evenly-spaced, jalousie windows complete the upper story of the main block.

The north elevation of the rear ell contains four bays in a regular fenestration pattern. Three six-over-six light, double-hung sash wooden windows sit in the three westernmost bays of the first and second floors. A one-over-one light, double-hung sash aluminum window occupies the easternmost bay of the second floor.

A one-story, three-bay entry porch occupies the easternmost bay of the first floor. One one-over-one, double-hung sash aluminum window flanks each side of the aluminum screen door, accessed by three concrete steps. A standing-seam metal shed roof caps the entry porch. In addition, a single one-over-one light, double-hung sash aluminum window is located on the west elevation of the entry porch.

One six-light-over-two-panel door accessed through a wooden screen door provides the only opening in the north elevation of the rear lean-to addition. An exterior brick chimney sits to the west of the opening. All of the windows in the north elevation contain a plain, flat, wooden surround.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 3

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**Tenant House**

A one-and-a-half-story, three-bay, *circa*-1910, frame tenant house clad in vinyl siding is located to the far southwest of the main dwelling. The dwelling, currently vacant and in fair condition, was purportedly moved to the site in the 1930s and interiorly renovated in the 1980s. The tenant house sits atop a poured concrete foundation and is sheltered by a side-gabled, medium-pitched roof covered with faux-standing-seam metal. One brick interior chimney sits slightly to the north on the roof ridge. A one-bay, one-story, shed roof addition is attached directly to the east end of the north elevation of the tenant house.

The façade faces east and contains three evenly-spaced bays. Two one-over-one, double-hung sash wooden windows, fronted by aluminum storm windows, flank each side of the centrally-located six-panel metal door. A one-story, one-bay, shed-roof screened-in porch (*circa*1980) shelters the entry. The east elevation of the shed-roof addition contains one modern vinyl door.

The north elevation of the tenant house contains one bay comprised of one square jalousie window. Three evenly-spaced, one-over-one light, double-hung sash wooden windows covered with aluminum storm windows comprise the west (rear) elevation of the tenant house. The south elevation contains two bays in the form of two evenly-spaced, one-over-one light, double-hung sash wooden windows covered with aluminum storm windows.

**Garage**

To the west of the main dwelling sits a one-story, two-bay, *circa*-1915 frame garage, in fair condition and currently used for storage, atop a concrete foundation. The exterior is comprised of board and batten siding, which leads to a front gable, medium-pitched roof covered in standing-seam metal. The east (front) elevation of the garage contains two bays in the form of two double-leaf, board-and-batten doors, attached with metal strap hinges. The west (rear) elevation contains two six-light, fixed casement wooden windows. Both the north and south elevations are devoid of openings.

**Poultry House**

To the south of the garage sits a one-story, one-bay, *circa*-1915 frame poultry house, currently in fair condition and used for storage. The exterior is clad with board and batten siding and the side-gabled, medium-pitched roof that shelters the poultry house is covered with standing-seam metal. The building faces south and rests on a concrete slab. One large double-leaf batten wooden door attached with metal strap hinges consumes the entire south (front) elevation. There are no openings on the west and north elevations. The east elevation contains two bays. One rectangular opening, covered with chicken wire and plastic sheathing, leads north to a single board and batten door attached to the building with metal strap hinges.

**Tool Shed # 1**

Further south of the poultry house stands the first of two one-story, one-bay, *circa*-1915 frame tool sheds,

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 4

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currently in fair condition and used for storage (herein referred to as tool shed # 1). Board and batten siding comprise the exterior and the tool shed is capped with a shed-roof clad with standing-seam metal. One board-and-batten, single-leaf door, attached with metal strap hinges, completes the north (front) elevation. The east and south (rear) elevation are devoid of openings. The west elevation contains two bays. A six-light, fixed casement, wooden window occupies the southernmost bay, while a single-leaf, board-and-batten door, affixed with strap metal hinges, makes up the northernmost bay.

### **Cart Shed**

Directly west of tool shed # 1 sits a one-story, four-bay, *circa*-1900 cart shed, clad in vertical board siding and capped with an irregular shed roof. The cart shed faces east and contains four open bays on the east elevation. The north, west, and south elevations are devoid of openings.

### **Tool Shed # 2**

The second of two tool sheds (herein referred to as tool shed # 2) sits across to the northwest of the cart shed. This one-story, one-bay, *circa*-1915 frame tool shed is clad with board and batten siding and capped with a corrugated-metal-clad shed roof. The tool shed faces north and contains one single-leaf, board-and-batten door attached with metal strap hinges to the north elevation. The west elevation contains one six-light, fixed-casement, wooden window. The south (rear) elevation is devoid of openings, while the east elevation contains one square wide-open cavity.

### **Corncrib/Granary**

A two-story, three-bay, *circa*-1870 frame corncrib and granary, in fair condition and now used for storage, is located across the circulation path to the west of the main dwelling. Constructed in timber frame, the building sits atop a poured concrete foundation. The front-gabled, medium-pitched roof is covered with sheets of corrugated metal, and vertical board siding covers the exterior of the building. The first floor (corncrib) contains circular-sawn wooden slats.

The corncrib/granary faces north and contains three bays. The first floor is comprised of a centrally-placed, double-leaf, board and batten door attached to the building with strap hinges. A single-leaf board-and-batten pedestrian door is located to the west of the double-leaf door. The second floor of the east elevation contains a small single-leaf board and batten door that accesses the granary. A nine-light, fixed-sash, wooden window provides access into the loft at the upper story.

The east elevation of the corncrib/granary contains two bays. Two board-and-batten doors, hinged at the top, are located on the second floor granary level. The west elevation also contains two bays in the form of two board-and-batten doors hinged at the top on the granary level.

The south elevation contains three bays. The first floor (corncrib level) contains a double-leaf, board-and-batten door attached with metal hinges. The second floor (granary level) contains a small double-leaf, wooden door. A screened opening sits directly above the granary-level door. Additionally, a one-bay, equipment shed addition, constructed *circa* 1970, is attached directly to the south elevation of the

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 5

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corncrib/granary and contains no openings on the north, west, or south elevations. An open bay located on the east elevation comprises the only opening.

**Equipment Shed**

A one-story, seven-bay, *circa*-1900 frame equipment shed is located to the west of the corncrib/granary. The shed, in fair condition and still used for equipment storage, is clad with board and batten siding and sheltered by a side-gabled, corrugated metal-covered roof. The north (front) elevation contains seven bays, each concealed with double-leaf board-and-batten doors attached with metal strap hinges. The east, south (rear) and west elevations do not contain any openings.

**Dairy Barn**

A large two-and-a-half-story, three-bay timber-frame dairy barn is located across the farm lane to the north of the corncrib/granary. The exterior is clad in board and batten siding, and the barn sits atop a concrete slab. A gambrel roof covered with corrugated metal caps the barn. A large *circa*-1990 pole barn and equipment shed addition is attached directly to the barn's west elevation.

The barn faces south and contains three bays on the façade elevation. Three large openings, devoid of doors and separated by timbers set into concrete posts, comprise the first floor. Two twelve-light, fixed-sash, wooden windows are centrally placed beneath the peak of the roof.

The west elevation of the dairy barn contains four bays. One twelve-light, fixed-sash, wooden window is located on the first floor. Three board-and-batten, Dutch-style, wooden doors, attached with metal hinges, also comprise the first floor. A single-leaf, board-and-batten door, attached with strap hinges, provides access to the second floor.

The north (rear) elevation contains nine bays. The first floor contains eight evenly-spaced, nine-light, wooden casement windows. A centrally-placed board-and-batten door provides access into the second story. Additionally, two two-light, casement windows are located in the upper story directly beneath the roof's peak. A hay hood protrudes from the roof's peak as well.

The east elevation contains seven bays. Two paired sets of nine-light, wooden casement windows are located on the northern end of the first floor. One single-leaf, board-and-batten door comprises the northernmost bay of the first floor. One board-and-batten sliding door is also located on the east elevation. In addition, one single-leaf, board-and-batten door occupies the southernmost bay.

A *circa*-1930 concrete block milk house is attached directly to the southern end of the east elevation of the dairy barn. This one-story, three-bay addition is capped by a shed roof covered in corrugated metal. Vertical board siding covers the exterior above each window. This addition contains one two-over-two light, fixed-sash, aluminum window on the east elevation as well as a double-leaf, board and batten door also located on the east elevation. The south elevation contains two evenly-spaced, two-over-two light, fixed-sash, aluminum windows. In addition, one board-and-batten Dutch-style doors occupies the westernmost bay on the south elevation of the milk house as well. Three evenly-spaced, two-over-two light, fixed-sash

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 7 Page 6

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aluminum windows complete the north elevation. A large silo sits to the northeast of the dairy barn.

**Workshop/Train Depot**

A one-story, two-story, *circa*-1890 frame workshop/train depot is located directly north of the main dwelling. The building is covered in asphalt shingles and rests atop a cinder block foundation. Asphalt shingles cover the side-gabled roof that caps the building. The west (front) elevation contains two single-leaf, evenly-spaced, four-paneled wooden doors. The two concrete and brick steps that lead to each entrance are not original. The north elevation contains one six-over-six, double-hung sash wooden window. The east (rear) elevation contains two, irregularly-spaced, windows. A set of paired six-light, fixed-casement windows comprises the southernmost bay while one, six-over-six light, double-hung sash wooden window comprises the northernmost elevation. The south elevation of the workshop/train depot contains one six-over-six light, double-hung sash wooden window. Flat, wooden, Italianate-style trim surrounds each window on the workshop/elevation.

**Landscape Features**

A small cultivated vegetable garden lies directly to the east of the dairy barn and milk house. A grape arbor sits on the north side of the farm lane to the east of the workshop/train depot. To the east of the grape arbor rests a concrete well cap. The property also retains mature walnut and maple trees.

**Post-1962 Resources**

The continued agricultural use of the property necessitated the construction of numerous modern agricultural outbuildings on the property. A one-story, one-bay metal shed is located directly west of the garage. A one-story, one-bay prefab storage shed sits to the north of the tenant house. Additionally, two one-bay, prefab garages lead to four, transportable, metal trailers, all located directly to the west of the dairy barn. The dairy barn also contains a large, one-bay, concrete block equipment shed addition on its west elevation. Further west of the dairy barn sit two *circa*-1990 metal equipment sheds. These two modern equipment sheds in combination with the modern equipment shed addition attached to the west elevation of the dairy barn form a small courtyard in the middle of the U-shape that the three modern buildings create. Finally, a *circa*-2000 modern dwelling, currently occupied by the property's owners, sits across the farm lane to the south of the main dwelling. All of these buildings are similar in size, construction, and materials. Since the modern buildings sit on the northern and southern edges of the property, they do not detract from the late-nineteenth century feel that pervades the property.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The Mt. Pleasant Farm is recommended eligible for listing in the National Register of Historic Places under Criteria A and C as a state exemplification of a late-nineteenth to early-twentieth-century farm complex. The retention of many historic features, such as the farm lane and cultivated fields, as well as the retention of many domestic and agricultural structures, combine to make Mt. Pleasant Farm exhibit a higher degree of integrity than most other farm complexes still present in the surrounding area. The property retains the feeling of an agricultural complex surrounded by crop fields on an active farmstead. Mt. Pleasant Farm also retains a historic house, barn, and several domestic and agricultural outbuildings in an arrangement that can be identified as a range farm plan. In a range farm plan, the dwelling faces the main road, the farm lane runs along the side of the house, and the farm buildings are placed behind the house facing the lane, with the domestic outbuildings placed nearest to the house and the main barn farthest from it.<sup>2</sup> The farm also retains features reflective of two local trends in agriculture: crop farming (retains corncrib/granary and equipment sheds) and dairy farming (retains dairy barn, milk house, and silo). Additionally, the farmstead retains a poultry house, which was common to most farmsteads dating to the early twentieth century. The vegetable garden, grape arbor, as well as mature maple and walnut trees, are small-scale features that also contribute to the property's integrity. The architectural appearance of the property, with few exceptions, is decidedly that of a late-nineteenth century farm complex.

Agriculture was at the center of economic prosperity during the mid-nineteenth century in the Upper Peninsula Zone. Farms throughout St. Georges Hundred became more specialized, diversified, and commercially-oriented after the Civil War, particularly as dairy production became an important aspect of the area's agricultural output. Furthermore, farmers responded to changing market and economic conditions by adopting new products, moving into product specialization, finding new labor sources, and increasingly using labor-saving technology.

Following the short-lived peach boom of the 1870s, farm commodity prices in St. Georges Hundred began to fall. The value of farmland also began to decrease. By 1880, farm values in the Upper Peninsula Zone had fallen back to their 1850 levels.<sup>3</sup> Depressions in the early 1890s and in the 1930s further eroded the holdings of farmers, disrupting well-established land-ownership patterns. Some farmers were forced to split up and sell off their landholdings, which resulted in diversification and reallocation of property.

In spite of growing industrialization in northern Delaware and the challenges that it wrought, agriculture remained an important and viable economic pursuit in New Castle County although farm sizes and total agricultural acreage decreased.<sup>4</sup> Farmers responded to the changing economic and market conditions by continuing to commercialize their efforts. The large *circa*-1915 dairy barn and *circa*-1930 milk house located on the Mt. Pleasant Farm property are reflections of the steady increase of dairy production that occurred between 1880 and 1940. As a result in the increase of local dairy farming, a milk station and granary were located in the Mt. Pleasant community adjacent to the railroad and across Summit Bridge Road from the Mt. Pleasant Farm

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<sup>2</sup> Lanier and Herman 1997: 225

<sup>3</sup> Herman et. al. 1989: 34

<sup>4</sup> Siders et al. 1993:16

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 8 Page 2

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during this period.<sup>5</sup> The sanitary dairy movement also resulted in the construction of modern dairy barns, such as the one extant on the Mt. Pleasant Farm, which includes many of the features attributed to modern dairy barns, including a concrete floor and improved ventilation.<sup>6</sup> The raising of poultry for both egg and meat production also became an important component of the area's farm economy after 1880. The poultry house found adjacent to the main dwelling on the Mt. Pleasant Farm further supports this trend.

Despite the growth of large agricultural corporations and crop specialization throughout farms of New Castle County, many farmers continued to grow a diverse range of products as their forefathers did. Farmers with access to large amounts of acreage generally focused on field crop production such as wheat and corn.<sup>7</sup> The corncrib/granary located at the western fringe of the agricultural outbuilding cluster, as well as the presence of both an equipment and cart shed, stands as an attest to the intensification of field crop production on the property.

The 1849 Rea and Price atlas delineates the agricultural property now known as Mt. Pleasant Farm as belonging to "E. Naudain," and therefore, Joshua Clayton must have purchased the property sometime between 1849 and 1868, as the Beers' atlas of 1868 notes the same property as belonging to a "J. Clayton." However, there is no building present on the land tract at that time. Colonel Joshua Clayton was the son of the Honorable Thomas Clayton, formerly a United States Senator and a chief justice of Delaware. Colonel Joshua Clayton was admitted to the bar at Dover, Delaware in 1825 but five years later, in 1830, he yielded to the force of natural inclinations and turned his attention to agricultural pursuits. At one time, he owned over three thousand five hundred acres of land. Of this he gave two thousand four hundred acres, including the 167-acres that comprised Mt. Pleasant Farm, to his ten children.<sup>8</sup>

During the late-nineteenth century, the Mt. Pleasant Farm property was an average farm size compared to the rest of New Castle County.<sup>9</sup> Joshua Clayton held a small number of horses (4) and milk cows (3), while the largest agricultural output of the farm appears to be butter and Indian corn.<sup>10</sup> Purportedly, the dwelling was built during the ownership of said Joshua, who lived on the property until 1888 when the 167-acre parcel was conveyed to Thomas Clayton, the owner noted on Baist's atlas of 1893.

The property stayed within the Clayton family until 1911, when a tract of land totaling 167.315 acres was sold to John Franklin Eliason of St. Georges Hundred for \$7,000.00.<sup>11</sup> During September of 1934, Joseph H. Gould, Sheriff of New Castle County, sold the estate of the late John Franklin Eliason to the Wilmington Savings Fund Society, who in turn sold the property two months later to James Lawson Crothers, Andrew M. Crothers, and Howard B. Crothers, trading as Crothers Brothers.<sup>12</sup> In November of 1945, the property, now reduced to 161 acres, was sold to Harold E. and Evangeline Smith, for \$18,000.<sup>13</sup> Three years later, in November of 1948, the Smiths sold the property to Thomas O. de Shong of St. Georges Hundred for \$30,000.<sup>14</sup> In June of 1951, the

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<sup>5</sup> DeCunzo and Garcia 1992:163

<sup>6</sup> Shriber 2002

<sup>7</sup> Siders et al. 1993:47; DeCunzo and Garcia 1992: 170

<sup>8</sup> Scharf 1888: Volume Two, pages 981-1015

<sup>9</sup> Delaware Agricultural Census, New Castle County, 1880

<sup>10</sup> Ibid.

<sup>11</sup> New Castle County Deed Book I23: 209

<sup>12</sup> New Castle County Deed Book F39: 191

<sup>13</sup> New Castle County Deed Book Q45: 111

<sup>14</sup> New Castle County Deed Book Q48: 158

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 8 Page 3

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de Shongs sold the property for \$24,000 to Samuel G. and Eliza Deats.<sup>15</sup> The Deats divided the tract and sold a 60-acre parcel to their son, John W. Deats, for \$10.00 during December of 1972.<sup>16</sup> In December of 1978, John and Alice Deats sold back to themselves a 95.76-acre tract of land that forms the current property.<sup>17</sup> In June of 1999, the couple divided the property into two lots. One lot contains 83.76 acres of land, while the second lot, which contains the modern dwelling in which the current owners live, consists of 12 acres.<sup>18</sup>

The Mt. Pleasant Farm is being evaluated as a farm complex as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report*.<sup>19</sup> In order to be seen as a significant example of a farm complex, a resource must possess various features that date to and retain integrity from the period of significance. The setting of the land must reflect agricultural use or at a minimum a buffer between the farm and surrounding land use. A historic dwelling must be present on the property with or without additions or extensions. A historic barn must be extant on the property with or without additions or extensions. At least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or dwelling must exist that retain significant integrity of materials and design to convey the types of farming conducted on the property. The farmstead must retain an identifiable plan or arrangement of buildings and structures, as well as small-scale features, such as fence lines and ruins, and some vegetation associated with farming, including gardens, fields, woodlots, and tree lines. The property must retain the feeling of a farm complex. Finally, modern structures must clearly be disassociated from the historic outbuildings and the historic dwelling and outbuildings must retain their original spatial relationship.

In addition to retaining the character-defining features of an eligible farm as outlined in the *U.S. 301 Historic Context and Reconnaissance Survey Report*, the farm retains many of the features that date to and retain integrity from the period of active agricultural use and significance (circa 1860-1955).<sup>20</sup> The setting in which the farm is located continues under agricultural use and cultivation, and the presence of the vegetable garden, grape arbor, mature trees, and the well cap are small-scale features that also contribute to integrity of setting. The association of the farm complex to agriculture is exhibited through the continued use of many of the outbuildings for agricultural purposes, the retention of the farm lane and range farm plan, and the surrounding agricultural fields still in productive use, all features which contribute to integrity of association. The retention of the range farm plan also contributes to integrity of location. The only alteration that has been made to the main dwelling since the 1950s is the enclosure of the front porch. Under integrity of materials, the main dwelling, as well as the historic domestic and agricultural outbuildings, remains largely unaltered. Although most of the outbuildings are no longer used for their original functions, they stand in relatively good or fair condition. Thus, integrity of workmanship, materials, and design exists. Likewise, integrity of setting, location, association, materials, workmanship, and design all combine to support the property's integrity of feeling. The addition of modern agricultural outbuildings and the modern dwelling do not infringe upon the overall historic feel of the farm complex, as they are located at the western and southern edges of the property.

The property consists of eleven contributing resources. These include: main dwelling, tenant house, garage, tool sheds # 1 and # 2, equipment shed, cart shed, poultry house, dairy barn, corncrib/granary, and a

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15 New Castle County Deed Book K51: 116

16 New Castle County Deed Book R88: 457

17 New Castle County Deed Book A104: 112

18 New Castle County Deed Book 2667: 191

19 A.D. Marble, 2005

20 A.D. Marble, 2005



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 8 Page 4

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workshop/train depot. The eight modern buildings located on the property do not contribute to the eligibility of the farm. These include a modern dwelling, metal shed, prefab storage shed, two prefab garages, a modern equipment shed, and two metal equipment sheds.

Mt. Pleasant Farm is recommended not eligible under Criterion B for association with prominent individuals. While this farm was associated with the Clayton Family, a locally prominent family that had influences throughout Delaware in the eighteenth and nineteenth centuries, it does not appear to be the property that best represents the contributions of the Clayton family. Locally prominent citizen and Governor, Joshua Clayton, resided at nearby Locust Grove, located to the west on Choptank Road. His son, the Honorable Thomas Clayton, formerly a United States Senator and a chief justice of Delaware, resided at Buena Vista near New Castle. Both of these homes are identified as significant for their association with the locally prominent Cochran family and can be considered to have better association with the Cochran family than the J. Clayton Farm.

To be eligible under Criterion D in the area of agriculture, a resource must be likely to yield important information about historic agricultural practices, architectural practices, commodities, land use patterns, production methods, and social relations, activities, or agricultural lifestyles. Based on the background research conducted for this project, it does not appear that the property has the potential to yield new information. Further work efforts should investigate the relationship between the owner occupant and tenant(s) that occupied the property.

State Historic Context Framework:

Time Period: 1830-1880 Industrialization and Early Urbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Agriculture; Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mount Pleasant Farm, New Castle County, DE  
Section 9 Page 1

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mount Pleasant Farm, New Castle County, DE  
Section 9 Page 2

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Mt. Pleasant Farm, New Castle County, DE  
Section 10 Page 1

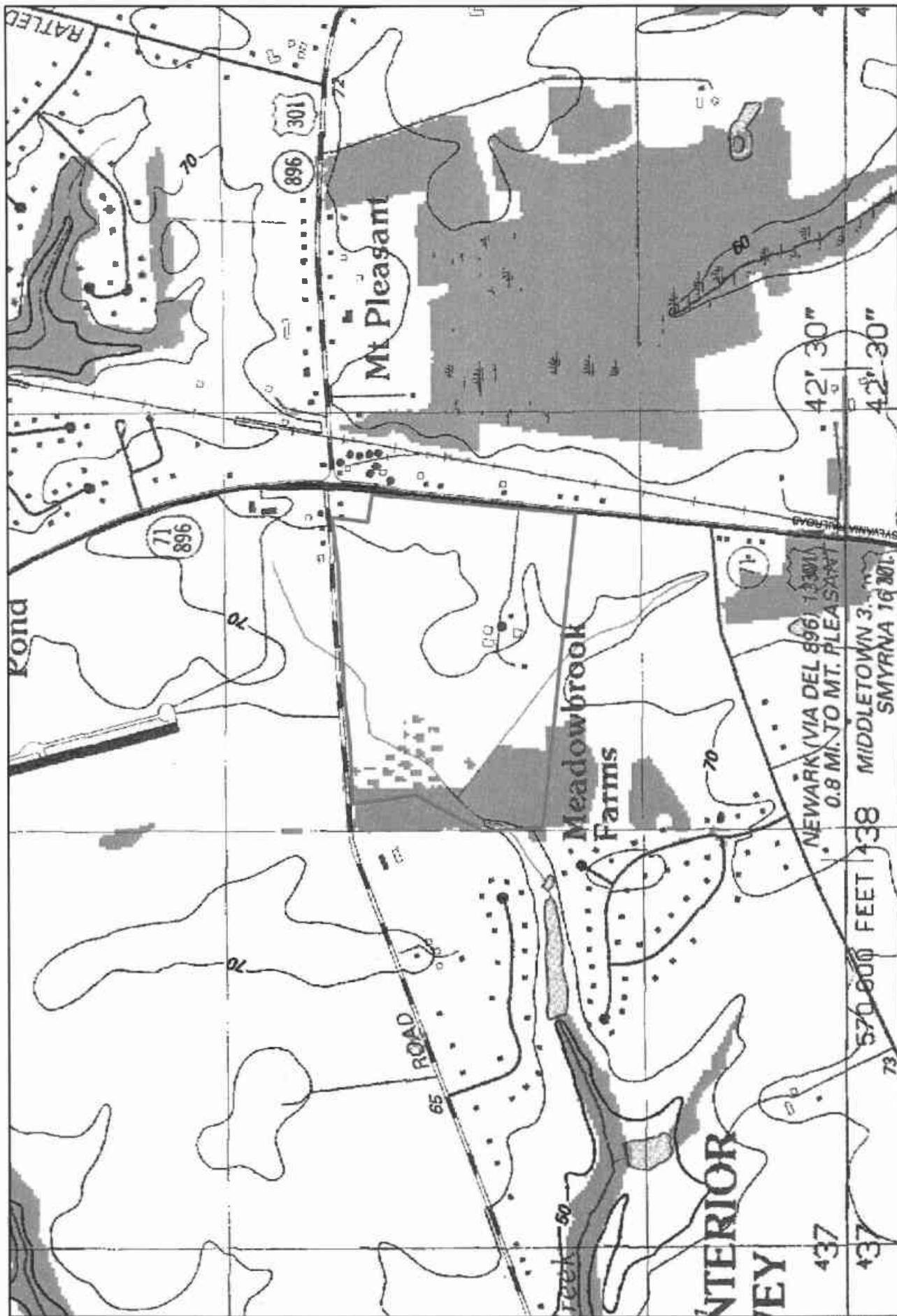
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**Verbal Boundary Description**

The boundary includes the two existing tax parcels that comprise Mt. Pleasant Farm: New Castle County Number 1301200107 (12 acres) and 1301200022 (83.76 acres).

**Boundary Justification**

This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties* (National Park Service 1997). The boundary includes the parcels that the farm complex occupies as well as sufficient agricultural lands. Summit Bridge Road defines the easternmost boundary, while Churchtown Road comprises the northern boundary. A visible tree line demarcates the western boundary, while a political boundary, as defined by the southern edge of the New Castle County Tax Parcel 1301200022, serves as the southern boundary of the nominated parcel.



N05242  
**Mt. Pleasant Farm**  
**Middletown, New Castle County, Delaware**  
 July, 2006

Proposed National  
 Register Boundary



1,000 Feet

Source: USGS 7.5' DRG: Middletown, DE; St. Georges, DE

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Forest Cemetery

other names/site number N14318; A00019

=====

2. Location

=====

street & number 1100 North Broad Street not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

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3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

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Signature of commenting official/Title	Date
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State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register \_\_\_\_\_  
☐ See continuation sheet.  
☐ determined eligible for the \_\_\_\_\_  
 National Register  
☐ See continuation sheet.  
☐ determined not eligible for the \_\_\_\_\_  
 National Register  
☐ removed from the National Register \_\_\_\_\_  
☐ other (explain): \_\_\_\_\_

Signature of Keeper	Date of Action

## 5. Classification

**Ownership of Property (Check as many boxes as apply)**

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- \_\_\_ building(s)  
 \_\_\_ district  
  x   site  
 \_\_\_ structure  
 \_\_\_ object

### Number of Resources within Property

Contributing	Noncontributing
<u>0</u>	<u>0</u> buildings
<u>1</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

=====6.

Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Funerary Sub: Cemetery

Cat: Funerary Sub: Graves/Burials

Current Functions (Enter categories from instructions)

Cat: Funerary Sub: Cemetery

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

N/A

Materials (Enter categories from instructions)

foundation N/A

roof N/A

walls N/A

other N/A

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)



=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

  X   A Property is associated with events that have made a significant contribution to the broad patterns of our history.

  X   B Property is associated with the lives of persons significant in our past.

       C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

       D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

       A owned by a religious institution or used for religious purposes.

       B removed from its original location.

  X   C a birthplace or a grave.

  X   D a cemetery.

       E a reconstructed building, object, or structure.

       F a commemorative property.

       G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Development

\_\_\_\_\_

\_\_\_\_\_

Period of Significance ca. 1798-1950

Significant Dates ca. 1798

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Delaware State Historic Preservation Office

=====

## 10. Geographical Data

=====

Acreage of Property 8.14

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing  
1 18 438041E 4368323N

2 \_\_\_\_\_  
\_\_\_\_ See continuation sheet.

Zone Easting Northing

4 \_\_\_\_\_

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title Barbara Frederick, Sr. Architectural Historian and Paul Schopp, Sr. Historian

organization A.D. Marble & Company date May 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

## Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Forest Cemetery Association

street & number 15 E Lake Street

telephone 302-378-2300

town/city Middletown

state DE

zip code 19709

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 7 Page 1

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**Description**

Forest Cemetery, founded ca. 1798, consists of a large number of family plots and individual graves dating from the nineteenth and twentieth centuries. The cemetery is located on the northern outskirts of Middletown at northeast corner of Cedar Lane Road and Broad Street. The area immediately to the north and east of the cemetery is forested, and the area to the south and west contains commercial development. There is a small roadway that runs through the historic cemetery with radiating side roads. Landscaping is minimal and includes a few evergreen trees interspersed throughout the cemetery. A modern brick wall surrounds the cemetery.

Similar to other nineteenth-century cemeteries, the grounds were divided into family lots to ensure that family members would be reunited in death. The family lots are rectangular in shape. Most are delineated by corner blocks (which often have the first letter of the surname), and some are enclosed by stone walls, fencing, or the remnants of stone posts that once supported metal chains. Most family lots feature prominent central monuments surrounded by lower markers.

There are a variety of markers present, most of which are carved marble or granite. The graves markers range from simple, flat markers to headstones to obelisks, columns, and pedestals. In general, internments range in date from the mid- nineteenth century to the late-twentieth century.

Obelisks, columns and pedestals represent the most elaborate markers in the cemetery and are typically found in the center of family burials or at the location of graves of individuals of high social status. Because these monument forms are greater in height than other markers, they typically stand out in the cemetery and are more easily recognized. Some examples of the obelisk form include the Naudain family monument and a monument to John P. Cochran, former governor of Delaware. A broken column was the form employed by the Eliason family to convey their social status. There are a variety of pedestal monument including pedestals topped with an urn (Taylor, Cochran, and George H. Houston families); a pedestal topped with a sphere (employed by the Shepherd family); and pedestals topped with a shrouded urn (Penington and Eliason families). Notable monument forms include the Maxwell family monument which retains a high level of stylized detailing executed in zinc panels with lamb motifs. This is the only zinc monument in the cemetery. An ornate marble monument which features arches on a pedestal base was erected to memorialize Governor John P. Cochran's wife.

The cemetery appears to be nearly full, although open space remains at the northern end of the yard. A modern addition to Forest Cemetery has also been started across the street, on the south side of Cedar Lane.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The Forest Cemetery is recommended eligible for listing in the National Register under Criterion A and Criterion Consideration D for its reflection of the prominence of local families who experienced the agricultural and industrial prosperity of the Middletown area in the nineteenth century. The cemetery is also recommended eligible under Criterion B and Criterion Consideration C, as it includes the graves of individuals of outstanding importance that made major contributions to events in state or local history, including: Governor John P. Cochran, Representative Harris Brown McDowell, Jr., and Representative Andrew Eliason.

*History*

Presbyterians were among the earliest religious congregants to enter southern New Castle County and the area around Middletown. A group of this sect began meeting near Odessa in 1700 and by 1708, the congregants had formed the "Church of Appoquinimy," which later became the church known as "Drawyers" or "Drayers," named for the adjacent stream and, ultimately, a Swedish miller who used the waterway to power an early gristmill. In 1742, the denomination suffered a schism and the congregants divided between "Old School" and "New School" theology and doctrine. As a result, the "New School" or reformed devotees withdrew from Drayers Church and obtained a 0.77-acre parcel from Robert Alexander in June 1750. The grantees listed on the deed included Peter Bayard, James Bayard, Sluyter Bouchell, Benjamin Sluyter, William Moore, John Moody, James Shaw, Thomas Rothwell, and John Vandyke as trustees of the Presbyterian congregation of Bohemia, Maryland, and Appoquinimy in New Castle County, Delaware, under the governance of the New York Synod.<sup>1</sup>

The congregants erected their new edifice in 1751 at a point approximately one mile north of Middletown's center. The congregation used this sanctuary for the subsequent 90 years until their numbers had dwindled to only a few members. The attendees ceased holding services at Forest Church and the remaining congregants opted to sell the underused, aging structure and had it removed from the property about 1840. However, since the members had established a cemetery on the land surrounding the building, the surviving trustees of the church retained ownership of the parcel. The old Forest Church stood at the southeast corner of the original cemetery.<sup>2</sup>

Those Presbyterians who had been attending the now abandoned Forest Church returned to Drayers Church and remained as parishioners until June 1851, when a new congregation organized under the name of Forest Church. The group purchased a lot of land in Middletown, which had formerly served as the Peterson family burying ground, measuring 120 by 150 feet, and proceeded to erect a new brick sanctuary, which the congregants dedicated in October of the same year. Initially the church had but fourteen members and they did not organize the first board of trustees until August 1851.<sup>3</sup> The newly constituted Forest Presbyterian Church continued using the cemetery at the old church location for its members until April 1950, when the church body sold the old church grounds and *in situ* interments to the Forest Cemetery Association, Middletown, Delaware, a corporation formed in the State of Delaware in July 1949.<sup>4</sup> Evidently the Forest Church had acquired other land since building the first church on 0.77 acres, for the two parcels sold to the Forest Cemetery Association,

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<sup>1</sup> Scharf 1888:981-1015; Anonymous 1961:unpaginated.

<sup>2</sup> *ibid.*

<sup>3</sup> *ibid.*

<sup>4</sup> Delaware Department of State corporate filings; New Castle County Deed Book K51:592.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 8 Page 2

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Middletown, Delaware, totaled 12.3 acres. The deed of transfer includes such descriptive phrases as "main section," "new section," "Memorial Walk, called Jones Walk" in establishing the metes and bounds of the lands conveyed.<sup>5</sup> Since acquiring the old cemetery in 1950, the Forest Cemetery Association, Middletown, Delaware, has purchased additional parcels as well as sold small sections of land to the state for drainage and road improvement projects. The cemetery association still retains title to the property today in 2005.

During the nineteenth century, Middletown and the surrounding area prospered. This period of success and affluence is illustrated in Forest Cemetery by a number of prominent monuments. Additionally, the cemetery contains the internments of several prominent individuals including Governor John P. Cochran, Representative Andrew Eliason, and Representative Harris B. McDowell Jr. Although Representative McDowell was interred following the cemetery's period of significance, his contributions to Middletown date to the cemetery's period of significance.

In 1924, the Forest Presbyterian Church cemetery manager evidently retained the services of Price and Price, a civil engineering firm, to draft a new and formal survey for the old Forest Cemetery. The completed surveys include an overall plan of the cemetery, with each section assigned a letter identifier and with names for each of the roads in the cemetery. On additional drawing sheets, the plans then continue to break down each lettered section into numbered lots. Other sheets delineate the lots further into plots. These plans are all housed today at the University of Delaware as part of the Price and Price Map Collection.<sup>6</sup>

*Brief Biographies of Notable Individuals Buried in Forest Cemetery*

Governor John P. Cochran

John Price Cochran, born in February 1809 near Middletown, became a farmer in his adult life. He resided at Cochran Grange, located one mile southwest of Middletown. His public career began in 1838 with election to the New Castle County Levy Court. He returned to the Levy Court in 1846. In 1874, the Delaware electorate approved Mr. Cochran's move to the Governor's Mansion, where he served from January 1875 to January 1879. He then retired from public life and returned to his beloved Cochran Grange. He married Elizabeth Polk during 1833 and the couple produced seven children: William R., Clara, Rebecca, Charles Polk, John Price Jr., Eliza, Julian, and Cyrus. When Elizabeth Polk Cochran died in 1855, John Cochran exchanged nuptial vows with Mary Tumlin, which marriage produced no known offspring. Governor Cochran died during December 1898.

Representative Andrew Eliason

Andrew Eliason, born during April 1810 in St. Georges Hundred not far from Mt. Pleasant. He grew up on his father's farm and learned agriculture through his own labors. Upon his father's death in 1827, Mr. Eliason obtained employment as a mule tender on the C&D Canal. Within two years, his employer placed Eliason in charge of a farm. He went on to own four unencumbered farms in St. Georges and Pencader Hundred totaling 900 acres. With the opening volleys of the Civil War, Andrew Eliason became a staunch Unionist and entered public life in 1864 with his election to the State House of Representatives. He

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<sup>5</sup> *ibid.*

<sup>6</sup> Price and Price.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 8 Page 3

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continued his service as a representative in 1866 and again in 1880. His time in legislature provided important to the State of Delaware. During his service, Eliason influenced legislature in Delaware through the introduction of the first bill securing property rights to married women, and the passage of a law prohibiting the sale of intoxicating liquors on election day.<sup>7</sup> During March 1833, Andrew married Lydia Ann Cann of Glasgow, Pencader Hundred. This union produced eight children: Mary A., who married Dr. Albert H. Sanborn of Leipsic, Delaware; Sallie, who became the wife of William H. Houston, Esq., a farmer from Middletown; Catherine, who wedded George W.W. Naudain, a Middletown merchant; Andrew S., a farmer near Summit Bridge; James T., who with his brother, Lewis E., operated a lumber and coal business in New Castle; and John Franklin Eliason, a merchandiser in Mount Pleasant and who operated his father's farm after Andrew retired. Andrew died soon after his last stint as a state representative and he was buried in Forest Cemetery.

Representative Harris Brown McDowell, Jr.

Harris Brown McDowell Jr., born in February 1906 near Middletown, Delaware, became a farmer in his adult life, as well as a real estate and insurance agent. His public career began during the late 1930s, when he served on the Delaware State Board of Agriculture (1937-1940). He then achieved election to the State House in 1940 and served until 1942. He attained a position in the State Senate during 1942 and remained in that position until 1946. During those latter years, he served as director of Interstate Milk Producers Cooperative and a member of the Delaware Farm Bureau from 1941 until 1948. Under Governor Elbert Carvel, McDowell served as Secretary of State from 1949 through 1953. Towards the end of his tenure as Secretary of State, Mr. McDowell also served with the New Castle Zoning Commission in 1953 and 1954. In 1955, Mr. McDowell went to Washington, where he served Delaware as a representative in the 84<sup>th</sup> Congress. He returned to the House of Representatives in 1959 and served there until 1967, when he retired from active public life, although he did serve as the Federal State Coordinator for Delaware for the years 1967-68. He lived out the remainder of his life as a resident of Middletown, Delaware, where he died during November 1988.

*Eligibility Assessment*

The Forest Cemetery was evaluated for National Register eligibility using the National Register Criteria and guidelines presented in *National Register Bulletin: Guidelines for Evaluating and Registering Cemeteries and Burial Places*.<sup>8</sup> Under Criterion A, the events or trends with which the burial place is associated must be clearly important, and the connection between the burial place and its associated context must be established. Criterion Consideration D states a cemetery is eligible if it derives its primary significance from age or from association with historic events. The Forest Cemetery is the earliest cemetery in the Middletown area, and its creation and continuity reflect the broad spectrum of the community's history and culture. The large number of family plots is reflective of the nineteenth-century emphasis placed on family and the area's strong ties to local families, an important aspect of the community's history and development.

Middletown area farmers, merchants, and political leaders are all represented in Forest Cemetery. The burials of Governor Cochran and Representative Andrew Eliason reflect the social prominence of individuals buried at

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<sup>7</sup> Scharf 1888:985.

<sup>8</sup> NPS 1992.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 8 Page 4

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Forest. Widely known for its peach culture, the Middletown area possessed numerous successful orchard farmers that made fortunes from their agrarian produce. Members of the Shallcross, Cochran, Rothwell, Houston, and Manlove families all became successful and important agriculturalists during their lifetime and now lay in repose at the Forest Cemetery. The Naudain and the Eliason families served generations of Middletown citizens as merchants, providing many of their worldly needs. The importance of those buried at Forest Cemetery can be found in their impact to the area in which they once resided. Thus, the Forest Cemetery is recommended eligible for listing in the National Register under Criterion A for association with prominent local individuals and families and as a reflection of the prosperity of the Middletown area in the nineteenth century. The period of significance extends from ca. 1798, when the cemetery was first established, to 1950, when it was transferred from the ownership of the church to the ownership of the cemetery association.

The cemetery is recommended not eligible for its association with the Forest Presbyterian Church. Under National Register Criteria Consideration A, a religious property is eligible if it derives its primary significance from architectural or artistic distinction or historic importance. The Forest Presbyterian was not the first Presbyterian Church in the area but was a schism of Drawyer's Church. Old Drawyer's Cemetery remains south of Middletown and has a greater historical association with the early history of the Presbyterian Church in this area.

Under Criterion B, the person or group of persons with which the burial place is associated must be of outstanding importance to the community, state, or nation, as required by Criteria Consideration C. There are several known individuals of historical importance buried in the cemetery based on the background research conducted for this study, including three former politicians. As the cemetery includes the graves of individuals of outstanding importance that made major contributions to events in state or local history, it is recommended eligible under Criterion B.

Under Criterion C, funerary monuments must be good representatives of their stylistic type or period and methods of construction or fabrication to be considered eligible. Alternatively, such property types may represent the work of master artists, designers and craftsmen, or the highest artistic values of the period. Under Criterion Consideration D, cemeteries must retain distinctive design features. The cemetery includes monuments of notable size and detailing, including the zinc monument to the Maxwell family and the elaborately carved monument of Governor John P. Cochran's wife, that can be considered individually eligible. Although the cemetery can be said to convey a park-like setting, it is not a significant example of landscape architecture design. It has a simple gridiron pattern of roadways, limited ornamental plantings, modern brick fencing, and an overall lack of ornamental plantings. While two individual monuments (Maxwell family and John P. Cochran's wife) are eligible for their distinctive designs, as a whole the cemetery is recommended not eligible under Criterion C.

Under Criterion D, the above-ground portion of the cemetery does not appear to have the potential to yield information on burial practices. Therefore, it is recommended not eligible under Criterion D for the information it contains. The below-ground portion of the cemetery, including the remains, was not assessed as part of the current study.

In addition to being significant under one or more of the National Register criteria, a property must also retain integrity. Forest Cemetery retains integrity of location as it does not appear that its markers or graves have



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 8 Page 5

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been moved from the location in which they were originally placed. Although development has occurred around the cemetery, the immediate setting appears much as it did during the nineteenth century. The cemetery retains elements of its original design. The grave markers, monuments, and enclosures of family plots retain the elements of their original design and most retain original materials, although there has been some loss of chain fencing around some of the family plots. Artistic workmanship is readily evident in the designs of the carved and poured metal tombstones. The more recent interments are located intermittently throughout the grave yard and do not detract from the overall integrity of the cemetery as the markers are of similar materials and size. Finally, the cemetery retains integrity of feeling and association.

State Historic Context Framework:

Time Period: 1770-1830±, Early Industrialization; 1830-1880± Industrialization and Early Urbanization; 1880-1940± Urbanization and Early Suburbanization; 1940-1960± Suburbanization and Early Ex-urbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Settlement Patterns and Demographic Changes; Major Families, Individuals, and Events; Religion

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 9 Page 1

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**Bibliography**

Anonymous

1961 *Middletown Centennial*. n.p.

Delaware Department of State corporate filings

Delaware Department of State corporate filings. Delaware Department of State, Dover, Delaware. Also searchable at: <https://sos-res.state.de.us/tin/GINameSearch.jsp>.

National Park Service

1992 *National Register Bulletin: Guidelines for Evaluating and Registering Cemeteries and Burial Places*. United States Department of the Interior, Washington, D.C.

1997 *National Register Bulletin: Defining Boundaries for National Register Properties*. United States Department of the Interior, Washington, D.C.

New Castle County Recorder of Deeds

New Castle County Deed Books. New Castle County Recorder of Deeds Office, Wilmington, Delaware.

Price and Price

Price and Price Map Collection. University of Delaware, Newark, Delaware.

Scharf, J. Thomas

1888 *History of Delaware, 1609-1888*. J. L. Richards and Company, Philadelphia, Pennsylvania.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Forest Cemetery, New Castle County, DE  
Section 10 Page 1

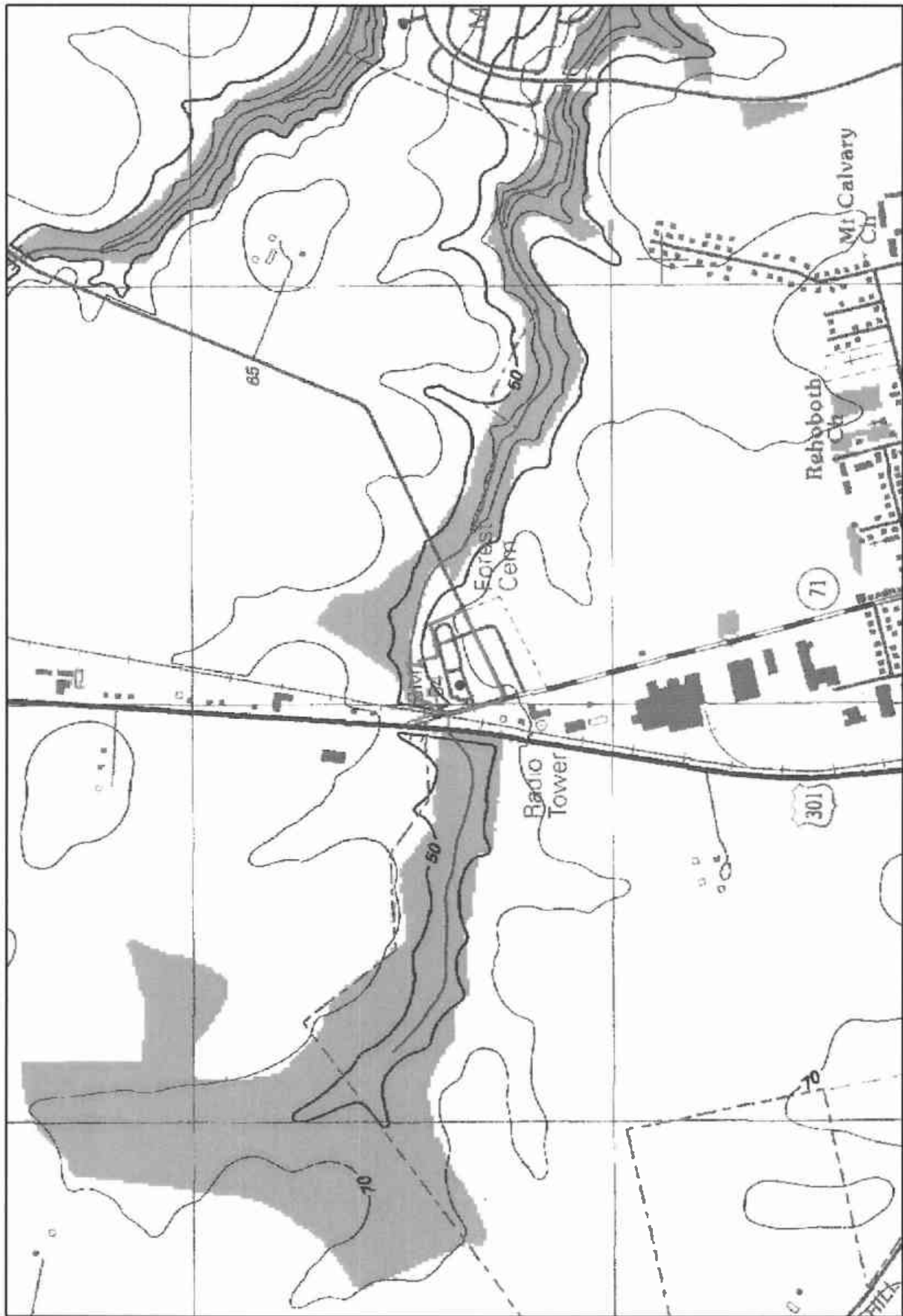
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**Verbal Boundary Description**

The existing New Castle County Tax Parcel 1302200008 will serve as the National Register boundary for the Forest Cemetery.

**Verbal Boundary Justification**

This nominated boundary includes the historic land and internments associated with the property during its period of significance (ca. 1798-1950). The boundary is drawn to exclude portions of the former cemetery lands that have been deeded off for easements and road improvement projects as well as the post-1950 addition to the cemetery located on the south side of Cedar Lane. This boundary was prepared in accordance with the guidelines set forth in the *National Register Bulletin: Defining Boundaries for National Register Properties*<sup>9</sup>.



NI4318

Forest Cemetery

Middletown, New Castle County, Delaware

May, 2006

Proposed National  
Register Boundary



1,000 Feet

Source: USGS 7.5' DRG: Middletown, DE.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Hanson Farm

other names/site number Shahan Farm, Lanape Acres, N10304.26, N14388

=====

2. Location

=====

street & number 389 Strawberry Lane not for publication ☐  
city or town Middletown vicinity X  
state DE code DE county New Castle code 003  
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

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entered in the National Register

determined eligible for the

National Register

determined not eligible for the

removed from the National Register

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X private

public-local

public-State

public-Federal

X building(s)

district

site

structure

object

## Contributing

## Noncontributing

8

3

buildings

0

0

## sites

0

0

## structures

0

0

## objects

8

3

Total

Number of contributing resources previously listed in the National  
Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====6.  
Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

Current Functions (Enter categories from instructions)

Cat:   Domestic   Sub:   Single Dwelling  

Cat:   Agriculture/Subsistence   Sub:   Agricultural Outbuilding  

=====7. Description  
=====

Architectural Classification (Enter categories from instructions)

  Folk Victorian  

Materials (Enter categories from instructions)

foundation   concrete  

roof   asphalt  

walls   wood  

other   cornice: aluminum; porch: wood; chimney: concrete  

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

## 8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Agriculture

Architecture

\_\_\_\_\_

Period of Significance 1870-1955

Significant Dates ca. 1870

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)



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## 9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Delaware State Historic Preservation Office

=====

## 10. Geographical Data

=====

Acreage of Property 207.07

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting Northing	Zone Easting Northing
1	<u>18 434107.60E 5638554.06N</u>	3 <u>18 433783.26E 5637318.09N</u>
2	<u>18 434734.12E 5638004.40N</u>	4 <u>18 434574.50E 5637078.16N</u>
<input type="checkbox"/> See continuation sheet.		

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

## 11. Form Prepared By

=====

name/title Emma Young, Architectural Historian

organization A.D. Marble & Company date October 2006

street & number 375 East Elm Street, Suite 200 telephone (484) 533-2500

city or town Conshohocken state PA Zip code 19428

=====

## Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black-and-white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Samuel and Barbara Shahan

street & number 389 Strawberry Lane

telephone 302-378-4047

town/city Middletown

state DE zip code 19709

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 7 Page 1

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**Description**

The Hanson-Shahan Farm, located at 389 Strawberry Lane in the vicinity of Middletown, Delaware, is a late-nineteenth-century farm complex. Tall evergreen trees line the east side of the long farm lane that leads south from Strawberry Lane to the main dwelling and the domestic and agricultural outbuildings, which comprise the property. The property remains in active agricultural use and retains the feeling of an agricultural complex surrounded by crop fields on an active farmstead.

The Hanson-Shahan Farm also retains a historic house, barn, and several domestic and agricultural outbuildings in an arrangement that can be identified as a linear farm plan. In this particular arrangement, the ridge of the roofs of the house and barn are aligned and the buildings are oriented end to end.<sup>1</sup> The property also contains three modern agricultural pole buildings, which do not deflect from the overall late-nineteenth century-feel of the property as they are located at the northeastern edge of the complex. The farm retains features reflective of two local trends in agriculture: crop farming (retains corncrib/granary and equipment sheds) and dairy farming (retains dairy barn, milk house, and silo). Additionally, the farmstead retains a poultry house, which was common to most farmsteads dating to the early twentieth century.

The property also contains a former Lenni Lanape burial ground at the extreme southwestern corner of the parcel. A Mason-Dixon marker, already listed in the National Register, is located on the Delaware-Maryland line that stretches through the western edge of the property.

**Main Dwelling**

The main dwelling, erected circa 1870, exemplifies the Folk Victorian style.<sup>2</sup> The two-and-a-half-story, frame dwelling has an L-shaped footprint with a one-story, one-bay, shed-roofed frame addition attached to the south (rear) elevation. Two one-story, one-bay, shed-roofed frame additions are attached to the south end of the west elevation adjacent to each other. The main dwelling is capped by a side-facing-cross-gabled roof covered with asphalt shingles and accented by an aluminum boxed cornice. The building is oriented on a north-south axis and sits atop a full concrete foundation. The residence is clad in aluminum siding.

The symmetrical façade faces north and contains five bays. A one-story, center-gabled, Folk Victorian style porch covers three bays. An asphalt-shingled shed roof shelters the porch and is supported by modern squared wooden posts. The main entrance, which occupies the center bay of the first floor, is accessed by a modern wooden door surrounded by aluminum trim and complete with a modern aluminum screen door. The fenestration pattern is regular and contains two-over-two light, double-hung sash windows with aluminum surround. Modern wooden louvered shutters, only present on the windows of the façade, flank each of the nine windows that comprise the north elevation.

The west elevation contains seven bays with irregular fenestration. The main block contains two bays. A single one-over-one light, double-hung sash window surrounded by aluminum trim is located on both the first and second floors. The attic story contains two two-over-two light, double-hung sash windows

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<sup>1</sup> Lanier and Herman 1997: 224

<sup>2</sup> McAlester 1997: 309

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 7 Page 2

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complete with wooden surround. The first floor of the rear ell is intersected by the one-story, two-bay enclosed entry porch. A six-light over two panel modern door provides access into the addition and a one-over-one light, double-hung sash aluminum window is located south of the door. The second floor of the rear ell contains a small one-over-one light, double-hung sash attic-like window on the north end of the elevation. Two evenly-spaced, one-over-one light, double-hung sash windows complete the west elevation of the ell. A one-story, one-bay, shed-roof addition is attached to the rear of the ell and to the west elevation of the rear lean-to addition of the main dwelling. This addition contains a modern, two-light, sliding window.

A one-story, mid-twentieth-century, frame, lean-to addition abuts the south (rear) elevation of the rear ell. The lean-to addition contains one bay comprised of one six-over-six-light, double-hung sash window surrounded by plain wooden trim.

The south (rear) elevation of the main dwelling contains four bays. The main block consists of two bays. The first floor contains one two-over-two light, double-hung sash wooden window on the east end of the elevation. The second floor contains two evenly-spaced, two-over-two light, double-hung sash wooden windows. The south elevation of the rear ell contains two bays. A two-over-two light, double-hung sash small attic window is located on the west end underneath the gable on the upper floor. A large two-over-two light, double-hung sash wooden window is located on the upper floor to its east. The rear lean-to frame addition attached directly to the south elevation of the rear ell contains one, centrally-located, six-over-six light, double-hung sash wooden window.

The east elevation of the main dwelling contains seven bays with an irregular fenestration pattern. The main block only has openings on the upper floor, which consists of two two-over-two light, double-hung sash wooden attic windows placed underneath the gable. The east elevation of the rear ell contains three bays. A four-paneled, single-leaf, modern door is located on the fourth floor adjacent to the intersection of the rear ell with the main block. A one-bay, shed-roof portico supported by one modern squared wooden post shelters the entrance. Two evenly-spaced, two-over-two light, double-hung sash, wooden windows are located on both the first and second floors of the east elevation of the rear ell. The rear one-story, lean-to addition contains two bays on the east elevation. A one-light over one-panel modern single-leaf door is located on the north side and sheltered by a shed-roof overhang. One six-over-six light, double-hung sash wooden window occupies the southern bay on the east elevation of the lean-to addition.

### **Meat House**

South of the main dwelling stands a one-story, one-bay, circa-1880 meat house in poor condition covered in board-and-batten siding and capped by a gable roof covered in corrugated metal. A batten-wood covered door is located at the east end of the north (front) elevation, which otherwise, contains no other openings. The east, west, and south (rear) elevations contain no openings.

### **Poultry House**

A one-bay, one-story, circa-1900 frame poultry house stands to the southeast of the main dwelling. A corrugated metal covered gable roof stands atop the board-and-batten siding clad building. On the north

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 7 Page 3

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(front) elevation, a board-and-batten, single-leaf door sits directly underneath the center-bay, chicken wire-covered, window-like opening located underneath the gable. A board-and-batten single-leaf door located at the south end of the west elevation provides the only opening on the west side of the poultry house. Both the south and east elevations are devoid of any openings.

### **Equipment Shed # 1**

A one-story, five-bay, circa-1880 timber-frame equipment shed (herein referred to as equipment shed # 1) sits in poor condition to the west of the poultry house. Plywood covers the exterior of the building, which is capped by a gable roof covered in corrugated and standing-seam metal. The north (front) elevation contains five, evenly-spaced, openings. The east elevation contains one centrally-located door-like opening, but no door remains. The west and south (rear) elevations are without any openings.

### **Privy**

A one-story, one-bay, circa-1880 frame privy, now vacant and in fair condition, sits farther west of the main dwelling. The building is clad in vertical board siding and capped by a gable roof covered in corrugated metal. The north (front) elevation contains one single-leaf door comprised of vertical boards and attached by modern hinges. The west and east elevations are without openings. A metal tube-like vent protrudes directly under the gable of the south elevation and provides the only opening on this elevation.

### **Milkhouse**

A one-story, one-bay, circa-1930, milkhouse stands to the south of the farm lane. Cinder block and timber frame comprise the building and board and batten siding covers the exterior. A corrugated-metal covered front-gabled roof shelters the building and the rafter ends are exposed on the west and east elevations. The north (front) elevation contains one single-leaf door comprised of batten wood and cross members. The west elevation possesses one nine-light, casement window. The south (rear) elevation contains one one-over-one light, double-hung sash, aluminum storm window. A one-over-one light, double-hung sash, aluminum window covers the one, nine-light, wooden casement window (panes are missing) that completes the east elevation.

### **Equipment Shed # 2**

A circa-1900 frame equipment shed (herein referred to as equipment shed # 2) in fair condition with a circa-1950, one-story metal pole barn addition on the south elevation also sits to the south of the farm lane. Three of the four elevations remain wide open without doors or windows and board and batten siding covering the west elevation. A corrugated aluminum gable-roof completes the building. The east (front) elevation contains eight bays (including the addition on the southern end). The south and north elevations contain two open bays each. The west elevation is without openings.

### **Dairy Barn**

A two-story, circa-1880 timber frame dairy barn sit further to the southwest of the main dwelling. Board and

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 7 Page 4

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batten siding cover the elevations while a corrugated-metal side-gabled roof caps the building. The north (front) elevation contains five bays. Two former window-like openings remain on the first floor, but have since been sealed with wood. The first floor of the north elevation also contains three Dutch Doors comprised of board-and-batten wood with metal strap hinges. The second floor contains one board-and-batten single-leaf door attached with strap hinges, which provides access into the hay loft.

The west elevation is made up of three bays. The first floor contains one nine-light, wooden casement window and one, modern, one-over-one, aluminum window. Underneath the hay hood, on the second story, remains a board-and-batten, single-leaf door.

The east elevation contains two bays. The northernmost bay of the first floor contains a window-like opening covered with plastic sheathing. A one-story gable-roof addition is attached to the southern end of the east elevation and contains a modern six-over-one panel, plywood door.

The south elevation contains three bays. On the first floor are two board-and-batten Dutch Doors and on the second story, a board-and-batten, single-leaf door. The center bay of the first story is clad in corrugated aluminum. The barn also contains a one-story, circa-1900 frame storage shed attached directly to a modern addition located on the west elevation of the barn.

### **Corncrib/Granary**

A circa-1880 frame corncrib and granary, in fair condition, sits to the west of the horse stable and barn. The two-story, timber-frame building sits atop a concrete foundation and is capped by a front-gable corrugated metal roof. The north (front) elevation contains two bays. One board-and-batten double-leaf door, attached with strap hinges, and one modern single-leaf plywood door comprise the north elevation. Both the east and west elevations are without openings. The south elevation contains one bay in the form of a board-and-batten double-leaf door attached with strap hinges and located in the center of the elevation.

### **Landscape Features**

Cultivated fields surround the Hanson-Shahan Farm on the south, east, and west sides. Trees line the east side of the farm lane that stretches south from Strawberry Lane to the west side of the main dwelling.

### **Post-1962 Resources**

Three metal modern pole buildings are located north along the farm lane. The westernmost building serves as an animal shelter and the two adjacent buildings function as modern equipment sheds. In addition, a circa-1965 concrete silo sits adjacent to the south elevation of the dairy barn. These modern buildings are similar in size and shape to the historic outbuildings but due to the metal construction are clearly divisible from the late-nineteenth century agricultural complex. Since the modern buildings sit on the northeastern edge of the property, they do not detract from the late-nineteenth century feel that pervades the property.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 8 Page 1

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**Statement of Significance**

The Hanson-Shahan Farm is recommended eligible for listing in the National Register of Historic Places under Criteria A and C as a state exemplification of a late-nineteenth century farm complex. The property retains the feeling of an agricultural complex surrounded by crop fields on an active farmstead. The Hanson-Shahan Farm also retains a historic house, barn, and several domestic and agricultural outbuildings in an arrangement that can be identified as a linear farm plan. In this particular arrangement, the ridge of the roofs of the house and barn are aligned and the buildings are oriented end to end.<sup>3</sup> The farm also retains features reflective of two local trends in agriculture: crop farming (retains corncrib/granary and equipment sheds) and dairy farming (retains dairy barn, milk house, and silo). Additionally, the farmstead retains a poultry house, which was common to most farmsteads dating to the early twentieth century. The architectural appearance of the property, with few exceptions, is decidedly that of a late-nineteenth-century farm complex.

During the Urbanization and Early Suburbanization (1880-1940+/-), farmers in central New Castle County faced a growing set of challenges. They responded to changing market and economic conditions by adopting new products, moving into product specialization, finding new labor sources, and increasingly using labor-saving technology.

Following the short-lived peach boom of the 1870s, farm commodity prices in St. Georges and Appoquinimk Hundreds began to fall. The value of farmland also began to decrease. By 1880, farm values in the Upper Peninsula Zone had fallen back to their 1850 levels.<sup>4</sup> Depressions in the early 1890s and in the 1930s further eroded the holdings of farmers, disrupting well-established land-ownership patterns. Some farmers were forced to split up and sell off their landholdings, which resulted in diversification and reallocation of property.

In spite of growing industrialization in northern Delaware and the challenges that it wrought, agriculture remained an important and viable economic pursuit in New Castle County although farm sizes and total agricultural acreage decreased.<sup>5</sup> Farmers responded to the changing economic and market conditions by continuing to commercialize their efforts. The large circa-1880 dairy barn and milk house located on the Shahan Farm property are reflections of the steady increase of dairy production that occurred between 1880 and 1940. As a result in the increase of local dairy farming, a milk station and granary were located at the community of Mt. Pleasant adjacent to the railroad during this period.<sup>6</sup> The sanitary dairy movement also resulted in the construction of modern dairy barns, such as the one extant on the Shahan Farm, which includes many of the features attributed to modern dairy barns, including a concrete floor and improved ventilation.<sup>7</sup> After 1880, the raising of poultry for both egg and meat production also became an important component of the area's farm economy. The poultry house found adjacent to the main dwelling on the Shahan Farm further supports this trend.

Despite the growth of large agricultural corporations and crop specialization throughout farms of New Castle County, many farmers continued to grow a diverse range of products as their forefathers did. Farmers with

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<sup>3</sup> Lanier and Herman 1997: 224

<sup>4</sup> Herman et. al. 1989: 34

<sup>5</sup> Siders et al. 1993:16

<sup>6</sup> DeCunzo and Garcia 1992:163

<sup>7</sup> Shriber 2002

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 8 Page 2

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access to large amounts of acreage generally focused on field crop production such as wheat and corn.<sup>8</sup> The corncrib/granary located at the western fringe of the agricultural outbuilding cluster, as well as the two equipment sheds, stands as an attest to the intensification of field crop production.

Joseph W. Hanson appears on the 1868 Beers' atlas as the owner of the 248-acres of agricultural lands that comprise the farm now known as the Hanson-Shahan Farm. However, there is no building present on the land at that time. During the late-nineteenth century, the Hanson-Shahan Farm property was an average size farm compared to the rest of the New Castle County.<sup>9</sup> In 1860, Joseph Hanson held a rather large team of horses (n=9), while a small size of milk cows (n=2), other cattle (n=4), and swine (n=16).<sup>10</sup> Joseph Hanson produced a large amount of grains and what, outputting 600 bushels of wheat, 700 bushels of Indian corn, and 700 bushels of oats and rice. In addition, Hanson also harvested 100 bushels of Irish potatoes and 12 bushels of sweet potatoes in 1860.<sup>11</sup> By 1870, Hanson's farm output had decreased significantly; he raised fewer swine (n=2) and owner fewer horses (n=3). Also, he no longer grew potatoes, wheat, oats or rice.<sup>12</sup> He did continue to cultivate Indian corn, though his farm produced only 300 bushels in 1870. Hanson did begin to participate in the emerging market garden sector; his market garden produce was valued at \$100 in 1870.<sup>13</sup> Joseph W. Hanson could not be found in the 1850 or 1880 agricultural censuses.<sup>14</sup>

It was during the ownership of Joseph Hanson's eldest son, also called Joseph, that the dwelling which currently occupies the property was built (1882-1886). The property stayed within the Hanson family until 1934 after which the Delaware Trust Company sold the property to Nathaniel J. Williams of Middletown for the sum of \$5, 250.00.<sup>15</sup> On October 10, 1950, Dorsey W. Lewis and his wife, Mary Clayton Williams Lewis, daughter of Nathaniel J. Williams, sold the tract consisting of 247.5 acres to Melvin and Gladys Shahan of Appoquinimink Hundred for the sum of \$30,000.00.<sup>16</sup> Gladys Shahan sold 203 acres of the property four months after the death of her husband Melvin in December of 1978 to the current owners, Samuel E. and Barbara A. Shahan, also of Middletown, for \$1.00.<sup>17</sup>

The Hanson-Shahan Farm is being evaluated as a farm complex as identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report*.<sup>18</sup> In order to be seen as a significant example of a farm complex, a resource must possess various features that date to and retain integrity from the period of significance. The setting of the land must reflect agricultural use or at a minimum a buffer between the farm and surrounding land use. A historic dwelling must be present on the property with or without additions or extensions. A historic barn must be extant on the property with or without additions or extensions. At least two agricultural or domestic

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8 Siders et al. 1993:47; DeCunzo and Garcia 1992: 170

9 United States Census Bureau, Agricultural schedules, Appoquinimink Hundred, New Castle County, Delaware, 1860.

10 Ibid.

11 Ibid.

12 United States Census Bureau, Agricultural schedules, Appoquinimink Hundred, New Castle County, Delaware, 1870

13 Ibid.

14 United States Census Bureau, Agricultural schedules, Appoquinimink Hundred, New Castle County, Delaware, 1850; United States Census Bureau, Agricultural schedules, Appoquinimink Hundred, New Castle County, Delaware, 1880

15 New Castle County Deed Book D39: 319

16 New Castle County Deed Book R50: 316

17 New Castle County Deed Book X105: 82

18 A.D. Marble & Company, 2005



**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 8 Page 3

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outbuilding(s) and/or structure(s) exclusive of the main barn or dwelling must exist that retain significant integrity of materials and design to convey the types of farming conducted on the property. The farmstead must retain an identifiable plan or arrangement of buildings and structures, as well as small-scale features, such as fence lines and ruins, and some vegetation associated with farming, including gardens, fields, woodlots, and tree lines. The property must retain the feeling of a farm complex. Finally, modern structures must clearly be disassociated from the historic outbuildings and the historic dwelling and outbuildings must retain their original spatial relationship. The Hanson-Shahan Farm clearly retains these features and characteristics.

In addition to retaining specific character-defining features of an eligible farm as outlined in the *U.S. 301 Historic Context and Reconnaissance Survey Report*, the farm retains many of the features that date to and retain integrity from the period of active agricultural use and significance (circa 1870-1955).<sup>19</sup> The Hanson-Shahan Farm possesses six out of the seven aspects of integrity for a farm complex. The setting in which the farm is located continues under agricultural use/cultivation and therefore, the association of the farm complex to agriculture also remains. The linear farm plan is still evident, which supports integrity of location. Under integrity of materials, the dwelling, although clearly altered, still retains its original footprint and façade fenestration pattern. The historic domestic and agricultural outbuildings largely remain unaltered. However, the excessive deterioration of many of the smaller outbuildings comprises integrity of workmanship. Yet, the overall feel of the property and the overall continued existence of the farm plan and outbuildings support the integrity of feeling. The addition of modern agricultural buildings does not infringe upon the overall feel of the property as they are located at the northern edge of the historic farm complex.

The property consists of eight resources that contribute to the significance of the Hanson-Shahan farm complex. These include: a dwelling, meat house, poultry house, privy, two equipment sheds, dairy barn, and a corncrib/granary. The three modern buildings located on the property do not contribute to the eligibility of the farm. These include an animal shelter and two modern equipment sheds.

State Historic Context Framework:

Time Period: 1880-1940 Urbanization and Early Urbanization

Geographical Zone: Upper Peninsula

Historic Period Themes: Agriculture; Architecture, Engineering, and Decorative Arts

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 9 Page 1

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 9 Page 2

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Hanson-Shahan Farm, New Castle County, DE  
Section 10 Page 1

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**Verbal Boundary Description**

The existing tax parcel, New Castle County Number 1401000008, will serve as the National Register boundary for the Hanson-Shahan Farm.

**Boundary Justification**

The property assumed its current appearance based on this particular political boundary in 2002. This boundary, which includes active agricultural lands and a woodlot, was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties* (National Park Service 1997).



**NI 4388**  
**Shahan Farm, Lanape Acres**  
**Middletown, New Castle County, Delaware**

October, 2006

2,000 Feet



Proposed National  
 Register Boundary

Source: USGS 7.5' DRGs: Cecilton, MD; Middletown, DE.